



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

780-831-7725  
 jackadmin@gpremax.com

10, 154029 264 Street W  
 Rural Foothills County, Alberta

MLS # A2190017



**\$3,995,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence   |               |                   |
| <b>Size:</b>     | 4,750 sq.ft.   | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 7  | <b>Baths:</b> | 5 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Heated Garage, Oversized, RV Access/Parking, Triple Ga |               |                   |
| <b>Lot Size:</b> | 153.78 Acres   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Garden, Landscaped, Lawn, Treed, Views              |               |                   |

|                    |   |                   |                           |
|--------------------|---|-------------------|---------------------------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas   | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Stone   | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Metal   | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade   | <b>LLD:</b>       | 32-22-3-W5                |
| <b>Exterior:</b>   | Cedar, Stone, Wood Frame  | <b>Zoning:</b>    | A                         |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |                   |                           |
| <b>Inclusions:</b> | 2nd Refrigerator, 2nd Washer/Dryer, 2nd Dishwasher, 3rd Refrigerator  |                   |                           |

**STONEWOOD RANCH** - This is the opportunity to build your family legacy nestled in the world renowned Alberta Foothills. This property is centrally located between Calgary, Priddis and Bragg Creek only 10 minutes to the city limits or 25 minutes to downtown Calgary. This magnificent estate features 153 Acres of gorgeous land with a masterfully built custom home and outbuildings including a second garage plus a ~40x60 Double Volume Oversized Heated Shop. An equestrian paradise, this property is fully fenced and cross fenced and features a gated driveway that leads you through the forest to the home with striking curb appeal including natural stone and timber detailing. With mountain craftsman style, this house boasts over 8300SF of space including 7 Bedrooms & 5 <sup>1</sup>/<sub>2</sub> Baths. Upon entry be captivated with timeless and exquisite craftsmanship from stone detailing to millwork accents. The gourmet kitchen is equipped with top-of-the-line appliances, copper sink, limestone counters & island with custom cabinetry, Rundle Stone encases a 6 burner Viking range, making it perfect for culinary adventures and entertaining guests. Adjacent to the kitchen, the great room features a beautiful fireplace, creating a warm and inviting atmosphere for all to gather. A large bedroom and den/office offer convenience on this level. The master suite is a true sanctuary, offering a spacious bedroom with large windows and balcony that overlook the serene landscape, a luxurious ensuite bathroom with a soaking tub, stone shower and a walk-in closet. Additional bedrooms are generously sized and well-appointed, providing comfort and privacy for family and guests. For those who love to entertain, the lower level of the home offers a fantastic recreation area complete with a kitchen, family room with fireplace, and multipurpose room with expansive ceilings with a putting

green and room for any activity imaginable. The three lower level bedrooms are large with walk-in closets. Equally as impressive as the fit & finish is the structure and mechanical of this home including details like boilers, high velocity fancoils, spray foam and so much more. Book your private tour today to experience Stonewood Ranch and visualize your future lifestyle.