

# \$2,490,000 - 100, 370025 288 Street W, Rural Foothills County

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MLS® #A2163414

**\$2,490,000**

5 Bedroom, 3.00 Bathroom, 2,207 sqft  
Residential on 14.61 Acres

NONE, Rural Foothills County, Alberta

You can have it all!

Discover this 14.61-acre park-like estate, where luxury meets versatility and the private views extend forever. As you approach, the rolling foothills and Ware Ridge views to the west captivate, leading to a pristine 2,206 sq ft geothermal-heated and cooled home with a walkout basement. Inside, a striking stone log-burning fireplace and floor-to-ceiling windows blends the vibrant interior with the stunning outdoors. The chef's kitchen, adorned with reclaimed wood, slate floors, a Wolfe induction stove, and high-end appliances, is perfect for hosting family and friends. Upstairs, the vaulted master bedroom boasts a 7x26 ft deck, walk-in closet, and 4-piece ensuite. Downstairs, a spacious entertainment/rec room and two bedrooms add flexibility. Savor sunrise views with coffee on the east-facing screened patio, immersed in expansive country vistas.

This property is a lifestyle haven for everyone. The 1,747 sq ft heated triple garage features high ceilings, an oversized exercise room, a 3-piece bath, and 325 ft of screened-in relaxation space which could easily be converted to an amazing guest suite.

For equestrian lovers, the immaculate barn includes 3 box stalls, with soft mattresses, a tack room, hay storage, a machine shop, 10 paddocks, and 3 horse shelters. A separate 80x100 ft fully insulated indoor arena with



professional sand footing connects via rolling garage doors to a matching outdoor arena, ideal for year-round riding. For non-equestrians, this expansive arena is a blank canvas—perfect for a workshop, RV or boat storage, classic car collection, or creative studio tailored to your needs. you will never get a permit to build a structure like this. The water system includes a 2 gal/min well, 3300-gal underground cistern, peroxide injection, and RO drinking water. Fully landscaped with rail fencing, this move-in-ready estate is the epitome of high-end country living where you and your family will enjoy fires in the back yard, hikes or trail rides up the cut line to Kananaskis Country or a swim in the creek with the dogs one mile up the road. Whether you seek space for hobbies, relaxation, or both, this property delivers. List Price includes GST. Please do not enter without permission.

Built in 2005

### Essential Information

|                |   |
|----------------|---|
| MLS® #         | A2163414                                  |
| Price          | \$2,490,000                               |
| Bedrooms       | 5   |
| Bathrooms      | 3.00                                      |
| Full Baths     | 3   |
| Square Footage | 2,207                                     |
| Acres          | 14.61                                     |
| Year Built     | 2005                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 100, 370025 288 Street W |
| Subdivision | NONE                     |

|             |                        |
|-------------|------------------------|
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L 1K0                |

### Amenities

|              |   |
|--------------|---|
| Utilities    | Electricity Connected, Natural Gas Connected, Phone Available                   |
| Parking      | Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Detached |
| # of Garages | 3   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Kitchen Island, Quartz Counters                 |
| Appliances        | Dryer, Electric Stove, Induction Cooktop, Refrigerator, Washer |
| Heating           | Geothermal, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 3  |
| Fireplaces        | Gas, Wood Burning  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Outdoor Grill, Private Entrance, Private Yard, Storage   |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Pasture, Private, Sloped Down, Treed, Views |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2024 |
| Days on Market | 254                 |
| Zoning         | CR                  |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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