

\$3,475,000 - 250071 16 Street W, Rural Foothills County

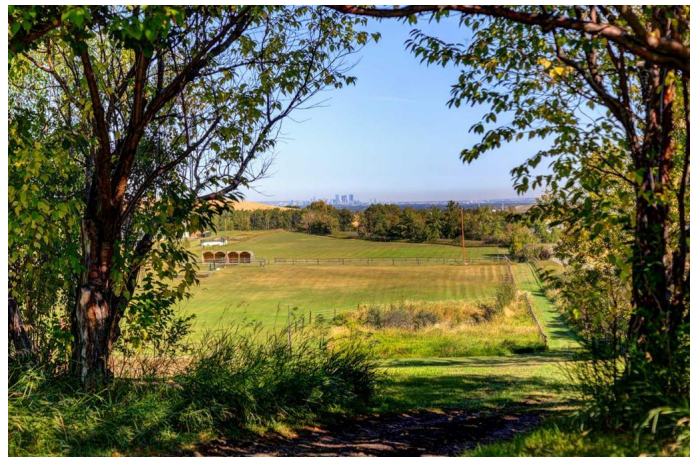
MLS® #A2186679

\$3,475,000

4 Bedroom, 5.00 Bathroom, 3,307 sqft
Residential on 17.99 Acres

NONE, Rural Foothills County, Alberta

This unparalleled, luxury bungalow estate blends exquisite craftsmanship, state-of-the-art equestrian facilities, & stunning panoramic views of city skyline & majestic Rocky Mountains in a perfect location. Designed for a discerning homeowner/entertainer & equestrian enthusiast, this property offers a harmonious balance of refined living & outdoor excellence. Located within 7 mins to Legacy & 10 minutes of Strathcona-Tweedsmuir School. Boasting over 3300 sq. ft. on the main floor & upper level, & fully developed 2,500 sq. ft. 2 bed walkout basement, it is a masterpiece of functionality, ensuring comfort & elegance in every detail. Just updated wt new paint, lighting features, NEW kitchen in 23/24, that is a chef's dream, wt a one-piece imported stone from India- Taj Mahal quartzite countertop, custom cabinetry & roll-out drawers, a built-in refrigerator & freezer, a reverse osmosis water system. Walnut hardwood flooring throughout the main level, open concept, 15-ft + ceilings, custom millwork, including coffered ceilings are distinctive. The adjacent dining room, with its grass-woven wallpaper & room for 10+, sets the stage for formal entertaining. Primary suite has a stylishly enhanced ensuite 24/25, a modern bathtub, glass-enclosed shower wt custom bench, redone custom walk-in closet, big windows+ built-in cabinetry = the perfect retreat. The home exudes care, from a newly updated fireplace with a custom mantle, the smart designed mudroom/laundry wt built-ins



shoes, jackets, and gear. All modern conveniences, including two high-efficiency furnaces wt HRV systems, AC on both the main & basement levels, built-in surround sound, Air Fibre internet + a Starlink antenna option. Oversized attached four-car garage features two single doors, one double door, a floor drain, man door and is heated. Outdoor living is inviting, wt a west-facing Durra Deck, double-sided fireplace, gas hookups, and child/pet-safe railings. The north-facing patio off the walkout basement provides another serene spot to relax & enjoy the meticulously perennial gardens. The propertyâ€™s 14,000+ sq. ft. barn & indoor arena are unrivaled in design & functionality, offering heating, LED lighting, & 2 Gen Travel Lite synthetic footing, eliminating watering. 6 12x12 stalls feature auto waterers, stall mats, top of the line stalls & direct access to the heated tack, tack room & wash rack. The barn connects seamlessly to the 80X150 indoor arena. Outdoor equestrian facilities include, 80 x180 sand ring & professional 3-acre Grand Prix jumping field (water jump, devilâ€™s dyke, dry ditch) 9 acres of turnout space, electro-braid fencing, & a 16-foot-wide riding path around the property! The estate provides an unparalleled environment for training & horse care. Mature poplars, aspens, & lilacs create natural privacy, gated + camera security, paved driveway leads to house, barn, & turn around for trailers. Septic & water systems-meticulously maintained. This estate is more than a homeâ€™itâ€™s a lifestyle!!

Built in 2007

Essential Information

| | |
|----------|-------------|
| MLS® # | A2186679 |
| Price | \$3,475,000 |
| Bedrooms | 4 |

| | |
|----------------|----------------------------------|
| Bathrooms | 5.00 |
| Full Baths | 3 |
| Half Baths | 2 |
| Square Footage | 3,307 |
| Acres | 17.99 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 250071 16 Street W |
| Subdivision | NONE |
| City | Rural Foothills County |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 5P1 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 8 |
| Parking | Front Drive, Garage Door Opener, Driveway, Concrete Driveway, Electric Gate, Gated, Garage Faces Side, Heated Garage, Insulated, Oversized, Paved, Parking Pad, Quad or More Attached |
| # of Garages | 4 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Beamed Ceilings, Bookcases, Stone Counters, Natural Woodwork, Recreation Facilities, Storage, Wired for Data, Wired for Sound |
| Appliances | Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, See Remarks, Washer/Dryer, Window Coverings, Built-In Refrigerator, Built-In Freezer, Gas Oven, Wine Refrigerator |
| Heating | Forced Air, Natural Gas, High Efficiency |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |

| | |
|--------------|--|
| Fireplaces | Gas, Living Room, Mantle, Basement, Insert, Metal, See Through, Tile |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Private Entrance, Courtyard, Playground |
| Lot Description | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours Behind, Gentle Sloping, Irregular Lot, Lawn, Meadow, Many Trees, Pasture, Sloped Down, Treed, Underground Sprinklers, Yard Drainage |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Stone, Wood Frame, Cedar |
| Foundation | ICF Block |

Additional Information

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|----------------|--------------------|
| Date Listed | January 13th, 2025 |
| Days on Market | 59 |
| Zoning | CR |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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