

# \$5,600,000 - 304075 Highway 549 W, Rural Foothills County

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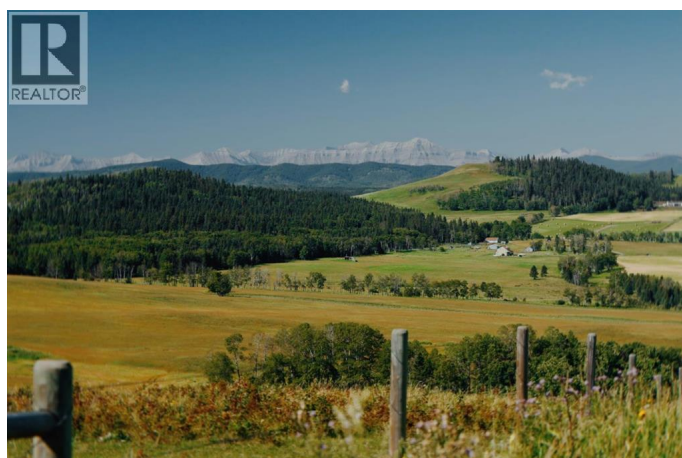
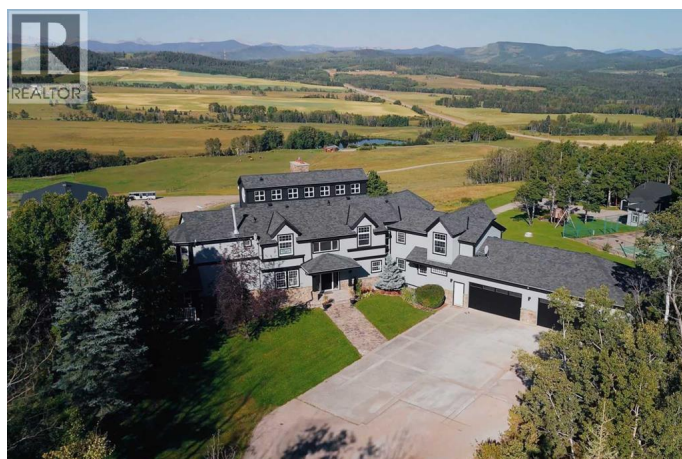
MLS® #A2055162

**\$5,600,000**

6 Bedroom, 5.00 Bathroom, 5,521 sqft  
Single Family on 147.07 Acres

N/A, Rural Foothills County, Alberta

Welcome to the epitome of spacious comfort on this expansive equestrian estate west of Millarville, where lavish luxury living and breathtaking mountain vistas harmoniously blend with a turnkey paradise for the discerning horse aficionado. Set on a remarkable 147.07 acres, this extraordinary estate offers an unparalleled lifestyle. The custom home, spanning 5,521.06 square feet, is a testament to fine craftsmanship and attention to detail. Step inside to discover cathedral ceilings that create an airy and grand atmosphere while the elegant American Cherry hardwood floors add warmth and richness to the living spaces. The spacious kitchen with dine-in island is bathed in natural light, allowing family meals to be enjoyed while taking in the luscious landscapes. A spacious primary suite offers peace and solitude while in floor heating warms the ensuite and runs throughout the main level. Four fireplaces throughout the home create cozy gathering spots for friends and family. Immerse yourself in the wonders of the night sky with a private rooftop observatory where you can bask fireside in the splendor of a mountain view sunset or simply marvel at the celestial beauty above. Catch the game at your very own sports bar or get into game shape in an exercise room and sports court, there are endless entertainment options for guests. For the horse enthusiast this property provides the



ultimate playground. Imagine having your horses right at your back door, with horse stalls available in an indoor heated riding arena set against the backdrop of the Canadian Rockies. The turnkey nature of the equestrian facilities allows for a seamless transition into the equestrian lifestyle. For the hobbyist or craftsman, the inclusion of two heated workshops provides ample space for pursuing your passions and honing your skills. Allow serene moments to wash over you in the shadow of the mountains while relaxing at the water's edge where your guests can appreciate the quiet of a personal cottage. Located minutes from Kananaskis Country, the world famous Spruce Meadows, Bragg Creek & Calgary are a mere 30 minute drive, while the mountains are a quick 60 min trip, allowing for easy access to city amenities from the comfort of the tranquility of the country. Fall in love with the unparalleled beauty of the mountainscapes that surround this property from the wrap around covered deck. Don't compromise, with smart-home systems and Starlink internet connection throughout the house, arena and cottage, it is possible to enjoy modern living amongst rustic backdrops. Whether it's sipping a drink in the evening while taking in the majestic views or exploring the vast natural wonders nearby, this estate provides a remarkable setting for relaxation and rejuvenation. Don't miss the opportunity to own this equestrian haven, where every aspect of luxurious living and equestrian pursuits has been carefully considered. Embrace a lifestyle where horseback riding, stunning views, and loving memories await.

(id:6289)

Built in 2000

## Essential Information

Listing #                      A2055162

Price	\$5,600,000
Bedrooms	6
Bathrooms	5.00
Half Baths	1
Square Footage	5,521
Acres	147.07
Year Built	2000
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	304075 Highway 549 W
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T0L1K0

### Amenities

Features	Treed, See remarks, Other, Wet bar, French door, Closet Organizers
Parking	Attached Garage, Garage
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Oven, Dryer, Microwave, Freezer, Oven - Built-In, Window Coverings, Garage door opener, Satellite dish related hardware
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	4
# of Stories	2

### Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Landscaped, Lawn, Underground sprinkler
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office

Sotheby's International Realty Canada



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