

\$3,395,000 - 386065 96 Street W, Rural Foothills County

MLS® #A2214578

\$3,395,000

7 Bedroom, 7.00 Bathroom, 4,521 sqft

Single Family on 75.18 Acres

N/A, Rural Foothills County, Alberta

Welcome to a rare opportunity to own a truly exceptional property, where sweeping mountain views and superior craftsmanship combine to create the ultimate Alberta lifestyle. From the moment you arrive, you'll be greeted by some of the most jaw-dropping vistas in Western Canada. This custom-built Craftsman-style bungalow offers timeless architecture, thoughtful design, and unparalleled quality throughout. Inside, you'll be captivated by handcrafted timber frame accents, a grand curved staircase, a floor-to-ceiling stone fireplace, and an elegant study/library perfect for showcasing your book collection. With seven spacious, light-filled bedrooms, this home easily accommodates family and guests alike. The gourmet kitchen is an entertainer's dream featuring dual islands, granite countertops, a Miele double oven, gas range with pot filler, prep sink, butler's station, and a walk-in pantry. The adjacent dining area is framed by three walls of windows, offering stunning panoramic views to elevate every meal. Throughout the home, rustic wood beams, solid wood doors, tray ceilings, crown moulding, wide-plank hardwood floors, and vaulted ceilings emphasize craftsmanship and warmth. The primary suite is a serene retreat, with expansive windows, direct access to the west-facing deck, and a spa-like ensuite with a deep soaker tub and walk-in rain shower. The walkout lower level features 10-foot ceilings, a wood-burning fireplace, a games area,



classroom or hobby space, home gym, and media room. A spiral staircase on the south end leads to a charming reading nook, while in-floor heating ensures cozy comfort throughout the year. Step outside to a property thatâ€™s fully equipped for whatever your dreams may be. The oversized, heated triple garage offers exceptional functionality. Above it, discover a dedicated office suite with a meeting room, fireplace, bathroom, private office, and deck overlooking the mountainsâ€”an ideal workspace. Additional features include a 40' x 80' heated shop with 14-foot overhead doors, a mezzanine, bathroom, and an attached barn with three stallsâ€”perfect for equestrian or livestock use. The land is ready to go with fencing, pens, shelters, automatic waterers, a hay field, and wooded areas for natural shade and shelter. Evenings here are magicalâ€”gather around the sunken fire pit under the stars or enjoy winter games on your private hockey rink, complete with its own hydrant for flooding. Finish with a soak in the Hot Tub. A high-producing 10 GPM water well (2004) ensures ample water supply, and the oversized septic system is built to support the homeâ€™s capacity. Bonus: A 4.82-acre parcel from the total 80 acres holds its own title and private well, offering additional flexibility or future opportunity. It's difficult to find a single room in this home that doesn't frame a postcard-worthy view. Properties of this calibre are incredibly rareâ€”this is Alberta living at its finest. Please reach out for additional information. (id:6289)

Built in 2006

Essential Information

Listing #	A2214578
Price	\$3,395,000
Bedrooms	7

Bathrooms	7.00
Half Baths	2
Square Footage	4,521
Acres	75.18
Year Built	2006
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	386065 96 Street W
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T1S6A5

Amenities

Amenities	Golf Course, Schools, Shopping
Features	French door, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	8
Parking	Attached Garage, Garage, Heated Garage, Oversize
# of Garages	4
View	View

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Oven, Microwave, Freezer, Hood Fan, Window Coverings, Washer & Dryer
Heating	Forced air, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	4
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Composite Siding, Stone
Foundation	Poured Concrete

Listing Details

Listing Office

MaxWell Canyon Creek



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