

\$6,495,000 - 96012 198 Avenue W, Rural Foothills County

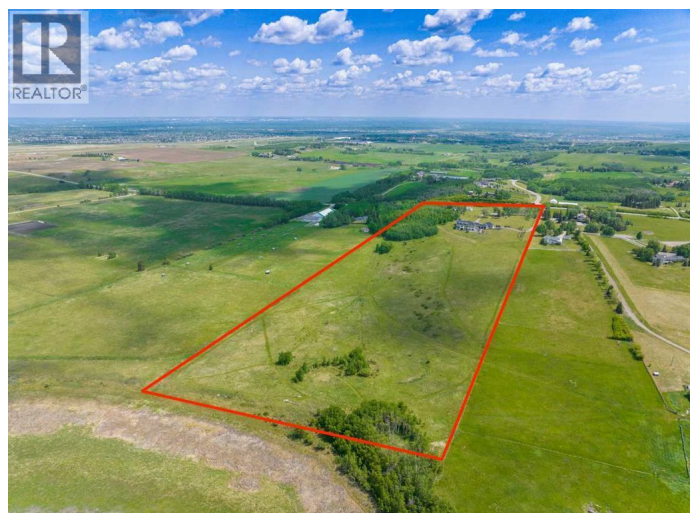
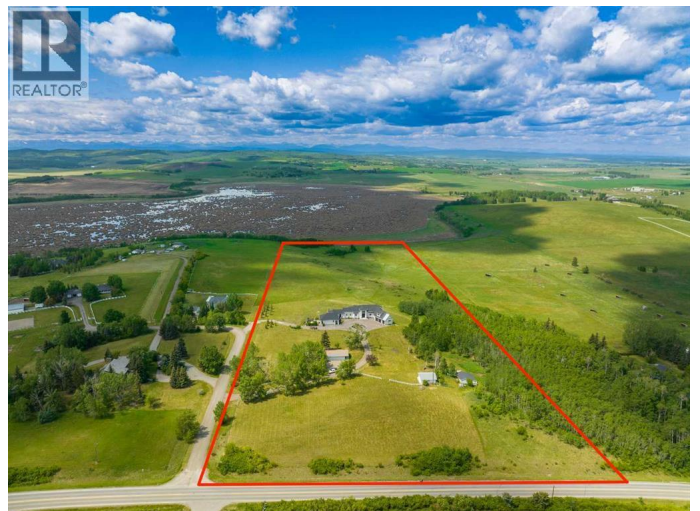
MLS® #A2230002

\$6,495,000

6 Bedroom, 7.00 Bathroom, 6,129 sqft
Single Family on 29.79 Acres

N/A, Rural Foothills County, Alberta

This SPECTACULAR LIFESTYLE PROPERTY is the ULTIMATE COUNTRY ESTATE, offering a REMARKABLE 10,629 SQ FT of fully developed living space across a CUSTOM-BUILT TWO-STOREY WALK-OUT HOME, SEPARATE GUEST LIVING QUARTERS, an OVERSIZED HEATED ATTACHED TRIPLE GARAGE 45'2" X 24'10", and BREATHTAKING VIEWS! Set on a stunning and private 29.79 ACRES IN FOOTHILLS COUNTY, with 5 BEDS, 6 FULL & 2 HALF BATHS, a SPA ROOM, WINE CELLAR, + THEATER ROOM, this ARCHITECTURAL SHOWPIECE delivers LUXURY, SPACE, + PRIVACY. Ideal for families, entertainers, and professionals seeking REFINED RURAL LIVING WITH URBAN CONVENIENCE. From the moment you arrive, the IMPACT IS UNDENIABLE. A grand 13'5" CEILING HEIGHT welcomes you into a SPRAWLING MAIN FLOOR with sophisticated design, featuring a formal FOYER, LIVING ROOM WITH GAS FIREPLACE, custom STONE SURROUND + BUILT-IN WINDOW SEATING. The CHEF-INSPIRED KITCHEN is a true culinary haven with MIELE BUILT-IN APPLIANCES including CONVECTION OVEN, INDUCTION COOKTOP, STEAM OVEN, + INTEGRATED FRIDGE. QUARTZ COUNTERTOPS, GLASS BACKSPLASH, and FULL WALK-IN PANTRY complete the space. Adjacent are a COFFEE



STATION, FORMAL DINING AREA, and BREAKFAST NOOK “bathed in natural light and offering seamless flow to EXPANSIVE OUTDOOR LIVING AREAS. The MAIN-LEVEL PRIMARY SUITE is a PRIVATE SANCTUARY featuring a LUXURIOUS 6-PIECE SPA-STYLE ENSUITE with DUAL SHOWER, SOAKER TUB, DUAL VANITIES, + a MASSIVE WALK-IN CLOSET WITH CUSTOM BUILT-INS. The main level also offers a LARGE LAUNDRY ROOM, POWDER ROOM, OFFICE/STUDY WITH DISPLAY SHELVING, + a generous MUDROOM WITH LOCKERS AND BENCH SEATING “each space reflecting THOUGHTFUL DESIGN and ELEVATED COMFORT. The UPPER FLOOR hosts 2 GENEROUS BEDROOMS, with WALK-IN CLOSETS, ENSUITES, along with a 49-FT BONUS ROOM, perfect for relaxation, play, or media use. The WALK-OUT BASEMENT includes a LARGE FAMILY ROOM, FULL HOME THEATRE, STEAM BATH, SAUNA, HIDDEN ROOM, OFFICE, WINE CELLAR WITH TEMPERATURE CONTROL, WET BAR, + a PRIVATE GUEST RETREAT complete with LIVING ROOM, KITCHEN, BEDROOM, BATHROOM, LAUNDRY + FLEX SPACE. COVERED PATIOS include a HOT TUB DECK, SIDE SEATING AREA, + ENTERTAINMENT PATIOS for year-round enjoyment. Built for ENTERTAINING and MULTI-GENERATIONAL LIVING, this home features IN-FLOOR RADIANT HEAT, MULTIPLE FIREPLACES, a SOPHISTICATED MECHANICAL ROOM, SPRINKLER SYSTEMS, SMART HOME FEATURES, + generous STORAGE. The DETACHED GARAGE and accessory buildings include a 23' x 23' WORKSHOP, PARTY ROOM, and ADDITIONAL STORAGE AREAS. Multiple DECKS & PATIOS further expand the property’s functionality and charm. Set in a PRIVATE, DESIRABLE

LOCATION JUST MINUTES TO CALGARY, this home offers the FINEST ELEMENTS OF RURAL ESTATE LIVING with UNCOMPROMISING LUXURY. It has IMPECCABLE DESIGN, PREMIUM FINISHES, this is a ONCE-IN-A-LIFETIME OPPORTUNITY to own one of SOUTHERN ALBERTA’S MOST EXCEPTIONAL PROPERTIES. This ONE is a SHOWSTOPPER with 20- Virtually Staged Photos, This TURN-KEY, POLISHED, and READY TO IMPRESS! (id:6289)

Built in 2019

Essential Information

Listing #	A2230002
Price	\$6,495,000
Bedrooms	6
Bathrooms	7.00
Half Baths	1
Square Footage	6,129
Acres	29.79
Year Built	2019
Type	Single Family
Sub-Type	Freehold

Community Information

Address	96012 198 Avenue W
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T1S2W6

Amenities

Amenities	Water Nearby
Features	Wet bar, No neighbours behind, French door, Closet Organizers, No Smoking Home, Sauna
Parking	Attached Garage, Detached Garage
# of Garages	5

View

View

Interior

Appliances	Washer, Refrigerator, Dishwasher, Oven, Dryer, Microwave, Hood Fan, See remarks, Window Coverings, Garage door opener, Cooktop - Induction
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Stucco
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX House of Real Estate



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Listing information last updated on October 22nd, 2025 at 5:46pm PDT