

\$3,480,000 - 112067 292 Avenue W, Rural Foothills County

MLS® #A2199580

\$3,480,000

5 Bedroom, 6.00 Bathroom, 5,722 sqft
Residential on 39.50 Acres

Red Deer Lake, Rural Foothills County,
Alberta

Welcome to this beautiful oasis conveniently situated 30 minutes from downtown Calgary on 40 acres in the rolling foothills south of Spruce Meadows, Sirocco Golf Course and Granary Road. Once you enter through the wrought-iron gate, the long tree-lined asphalt driveway sets the mood of what is to come and beautiful landscaping sets the tone of grandeur. This 9,284 sqft home is perched on top of rolling land with idyllic 360 degrees of panoramic mountain and city views. The foyer greets you with a stunning open-rise spiral staircase that frames the center indoor garden. Soaring ceilings, huge skylights, solarium allows the sun to drench this estate home while taking advantage of the incredible views. The main floor kitchen is massive with abundant cabinetry, high-end JennAir appliances, upgraded lighting and huge island. Other rooms include the dining room, eating nook, tea room, great room with 30 foot ceilings and double sided fireplace, music room, library/office, 2 bathrooms and laundry room. Enjoy the stunning panoramic mountain views from your 1000 sqft deck with glass railing, gazebo and spiral staircase that takes you to the immaculately landscaped yard. The upper floor features the primary retreat with 5 piece ensuite bath, private balcony, huge walk-in closet, and adjacent sitting room with gas fireplace and another balcony. Two



additional bedrooms each with their own ensuite baths and walk-in closets and a lovely front balcony to enjoy your morning coffee complete the upper floor. The fully developed walkout basement is a wonderful place to entertain and to enjoy movie nights with the family. Large recreation room with wood burning fireplace/stove, full wet bar with cooktop stove, 2 additional bedrooms, dedicated hot tub room, sauna, games room, 5 piece bathroom, utility room and cold storage room. Also included is a 55x80 foot shop with 12 foot ceilings, dual sliding door on both ends and constructed out of sheet metal. Fully fenced with high tensile strength fencing, secondary power for an additional dwelling. Beautiful pond at the west end of the property. This property must be seen to be fully appreciated. Book your private viewing today.

Built in 1992

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2199580 |
| Price | \$3,480,000 |
| Bedrooms | 5 |
| Bathrooms | 6.00 |
| Full Baths | 5 |
| Half Baths | 1 |
| Square Footage | 5,722 |
| Acres | 39.50 |
| Year Built | 1992 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 112067 292 Avenue W |
| Subdivision | Red Deer Lake |

| | |
|-------------|------------------------|
| City | Rural Foothills County |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 3C6 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Heated Garage, Insulated, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Skylight(s), Wet Bar, Bookcases, Sauna |
| Appliances | Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Electric Cooktop, Induction Cooktop, Warming Drawer |
| Heating | In Floor, Forced Air, Natural Gas, Wood Stove |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Gas, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Dog Run, Fire Pit |
| Lot Description | Landscaped, Private, Rectangular Lot, Views, Fruit Trees/Shrub(s), Rolling Slope |
| Roof | Clay Tile |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 5th, 2025 |
| Days on Market | 9 |
| Zoning | A |

Listing Details

| | |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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