

**290254 96 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2262856**



**\$5,350,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence  |               |                   |
| <b>Size:</b>     | 3,523 sq.ft.  | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3 full / 2 half   |
| <b>Garage:</b>   | Driveway, Garage Door Opener, Heated Garage, Insulated, See Remarks, Tr |               |                   |
| <b>Lot Size:</b> | 160.00 Acres  |               |                   |
| <b>Lot Feat:</b> | Pasture, Private, Rolling Slope, See Remarks, Treed                     |               |                   |

|                    |  |                   |   |
|--------------------|--|-------------------|---|
| <b>Heating:</b>    | High Efficiency, In Floor, Natural Gas, Wood, Wood Stove | <b>Water:</b>     | Well                                    |
| <b>Floors:</b>     | Carpet, Hardwood, Stone                                  | <b>Sewer:</b>     | Holding Tank, Septic Field, Septic Tank |
| <b>Roof:</b>       | Clay Tile  | <b>Condo Fee:</b> | -                                       |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | 18-21-1-W5                              |
| <b>Exterior:</b>   | Stone, Stucco  | <b>Zoning:</b>    | A                                       |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -                                       |

**Features:** Bidet, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Steam Room

**Inclusions:** See features sheet in additional documents for complete list

Welcome to an extraordinary 160-acre country estate where luxury, privacy, and equestrian excellence unite within a protected wildlife corridor. Panoramic views of the Rocky Mountains and Calgary skyline provide a breathtaking backdrop to this serene yet conveniently located property. A gated, rail-lined drive leads to a striking 3,483 sq.ft. custom walkout bungalow with over 6,200 sq.ft. of developed living space. Designed with light, proportion, and warmth in mind, this five-bedroom, five-bath residence features soaring ceilings, expansive windows, cherry hardwood floors, and handcrafted millwork. The flagstone foyer opens into a great room centered around a wood-burning stone fireplace that embodies both comfort and sophistication. The gourmet kitchen is a showpiece of design and function with granite countertops, bird's-eye maple cabinetry, hand-forged hardware, high-end appliances, a copper hood fan, and cedar-lined vaulted ceiling. It flows seamlessly into the dining and living areas, extending to a wraparound cedar deck that frames sweeping mountain and pasture views—perfect for entertaining or quiet evenings outdoors. The spacious primary suite overlooks the Rocky Mountains and offers a private retreat with a gas adobe-style fireplace, deck access, walk-in closet, and spa-inspired ensuite. Thoughtful utility spaces include a custom mudroom, oversized pantry, and an exceptional laundry room. The fully developed walkout level provides a large recreation area with a second stone fireplace and abundant natural light. The home's timeless exterior features low-maintenance adobe-style stucco, natural stone accents, a clay tile roof, and covered verandas surrounded by professionally landscaped grounds with underground irrigation. Every element reflects an effortless blend of elegance, practicality, and connection to the

land. Beyond the home lies a world-class equestrian facility designed for year-round enjoyment. A 70'x160' indoor riding arena with excellent footing and natural light adjoins a main working barn featuring six box stalls, four tie stalls, a wash rack, heated tack room, and comfortable viewing lounge with full kitchen, laundry, and bathroom. A large garage bay provides ample room for trailers and equipment. A separate hip-roof barn includes 2,400 sq.ft. of inviting living quarters—ideal for staff, guests, or extended family—above a fully insulated and heated shop with additional stalls. Outdoor amenities include a 100'x150' arena, multiple rail-lined paddocks, each with heated waterers and shelters and hay storage. A seasonal creek, rolling pasture, and aspen groves weave through private riding trails that invite exploration. A 3,000-gallon cistern, two wells, and a rainwater catch system support residential, agricultural, and equine needs, ensuring efficiency and sustainability. Only 28 minutes from South Calgary, 15 to Okotoks, 20 to Spruce Meadows, and 10 to Strathcona-Tweedsmuir School, this estate redefines country living.