

**210070 85 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2191732**



**\$5,990,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence                                   |               |                   |
| <b>Size:</b>     | 6,826 sq.ft.  | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 6 full / 3 half   |
| <b>Garage:</b>   | Driveway, Quad or More Attached   |               |                   |
| <b>Lot Size:</b> | 6.10 Acres  |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Gentle Sloping, Landscaped, P |               |                   |

|                    |                             |                   |                           |
|--------------------|-----------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | In Floor, Forced Air, Zoned | <b>Water:</b>     | Cistern, Well             |
| <b>Floors:</b>     | Carpet, Hardwood, Tile      | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Finished, Full              | <b>LLD:</b>       | 7-22-1-W5                 |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame   | <b>Zoning:</b>    | CR                        |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -                         |

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound

**Inclusions:** N/A

Nestled on 6.1 serene acres only 5 minutes to Calgary city limits, this exquisite French Country estate offers an unparalleled blend of luxury and elegance with a stunning mountain view. Culinary enthusiasts will love the chef-inspired kitchen, featuring two oversized islands and integrated built-in appliances. The home boasts a very large dining room, perfect for hosting grand gatherings, and a butler's pantry with a dumbwaiter for seamless service. The expansive primary suite is a true retreat, featuring a cozy fireplace and separate his-and-hers en suites, both with steam showers and spacious walk-in closets. A charming upstairs loft includes its own spacious bedroom, family room, laundry and a spa-like bathroom. The walk-out basement is an entertainer's dream, complete with a wet bar, gym, wine room, and additional butler's pantry. Outdoors, unwind in a private oasis with a tranquil pond, cascading waterfall, and beautiful pergolas. A gated driveway and oversized quadruple garage complete this remarkable property, offering privacy and sophistication at every turn.