

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

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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, Sauna, Skylight(s), Wet Bar, Bookcases
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Electric Oven, Electric Stove, Garage Control(s), Induction Cooktop, Microwave, Oven-Built-In, Refrigerator, See Remarks, Warming Drawer, Washer/Dryer, Window Coverings
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	Fruit Trees/Shrub(s), Landscaped, Private, Rectangular Lot, Views, Rolling Slope
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	45
Zoning	A

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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