

210070 85 Street W  
Rural Foothills County, Alberta

MLS # A2191732



\$5,990,000

|           |   |                           |                   |
|-----------|---|---------------------------|-------------------|
| Division: | NONE  |                           |                   |
| Type:     | Residential/House   |                           |                   |
| Style:    | 1 and Half Storey, Acreage with Residence                                   |                           |                   |
| Size:     | 6,826 sq.ft.  | Age:                      | 2008 (17 yrs old) |
| Beds:     | 4   | Baths:                    | 6 full / 3 half   |
| Garage:   | Driveway, Quad or More Attached   |                           |                   |
| Lot Size: | 6.10 Acres  |                           |                   |
| Lot Feat: | Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, P |                           |                   |
|           | Water:  | Cistern, Well             |                   |
|           | Sewer:  | Septic Field, Septic Tank |                   |
|           | Condo Fee:  | -                         |                   |
|           | LLD:  | 7-22-1-W5                 |                   |
|           | Zoning:   | CR                        |                   |
|           | Utilities:  | -                         |                   |

**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.