\$2,999,995 - 338025 40 Street W, Rural Foothills County

MLS® #A2217491

\$2,999,995

4 Bedroom, 5.00 Bathroom, 3,262 sqft Residential on 7.98 Acres

NONE, Rural Foothills County, Alberta

This extraordinary estate offers an unmatched lifestyle of luxury, serenity, and elegance. Set on 7.98 acres of meticulously manicured, gated grounds, this private sanctuary provides sweeping views of the majestic mountains and picturesque valleys. Located just minutes from the vibrant city of Calgary, the charming town of Okotoks, the Calgary Polo Club, and the prestigious Strathcona-Tweedsmuir School, this property blends the best of secluded country living with urban convenience. As you approach Through the secure private gates and drive up to your front door via a circular paved driveway, the estate makes a grand impression with a central fountain and a stately portico framing the striking Black Forest front door. The three-acre homesite is beautifully framed by low-maintenance white vinyl fencing and serene landscaping, creating a peaceful oasis that sets the tone for what lies within.

Step inside and discover a home where comfort meets sophistication. The grand foyer with 85 ft barrel ceiling welcomes you with a stunning combination of pearlescent marble and black walnut flooring as you enter the main living area a crystal chandelier with hoist capability crowns the main level, adding a sparkling touch of refinement over your open Stairway to the lower level which offers more exquisite living space .The open-concept layout flows seamlessly into the great room, anchored by a custom wood-burning fireplace, creating a warm and inviting atmosphere







perfect for quiet evenings or lively gatherings. This then leads you to a chef's dream kitchen outfitted with a walnut island, premium Sub-Zero and Dacor appliances, and four dishwashersâ€"designed for effortless entertaining.

The primary suite is a private retreat, complete with a spa-inspired lounge and a dream-worthy walk-in closet. Throughout the home, thoughtful design and high-end finishes enhance every room.

As you head down to the lower level Walk-out you will enjoy your evening with movies, sports or game in your large Recreation games room with a dedicated sports bar with four televisions. This level also offers a workout area along with 2 additional spacious bedrooms and access to your fantastic indoor pool with State of the art ventilation system, indoor area with solarium area and hot tub, and sauna, from here you also have out door access to a huge aggregate patio, ideal for entertaining guests or just relaxing taking in the amazing sunsets, or (for the golf enthusiast) you are just steps to your four-hole putting green-that adds a playful and social element to the home.

Outdoors, the luxury continues with a tranquil waterfall and lounge area, and a spacious patio ideal for entertaining or simply enjoying Alberta's stunning sunsets. Car enthusiasts will appreciate the attached and detached quad garages-both finished to the highest standardâ€"with a car lift, loft space, and ample storage

Built in 2008

Essential Information

MLS® # A2217491 Price \$2,999,995

Bedrooms 4

Bathrooms 5.00 Full Baths 3 Half Baths 2

Square Footage 3,262 Acres 7.98 Year Built 2008

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 338025 40 Street W

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T1S 7B5

Amenities

Parking Spaces 20

Parking Additional Parking, Asphalt, Covered, Drive Through, Heated Garage,

Oversized, Paved, Quad or More Attached, Quad or More Detached,

See Remarks, Workshop in Garage

Interior

Interior Features Bar, Breakfast Bar, Bookcases, Built-in Features

Appliances Dishwasher, Garage Control(s), Refrigerator, Window Coverings, Built-In

Electric Range, Bar Fridge, Oven-Built-In, Dryer, ENERGY STAR Qualified Dishwasher, Gas Cooktop, Microwave, Range Hood, Trash

Compactor, Washer, Wine Refrigerator

Heating Natural Gas, Boiler, In Floor, Solar

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Heatilator, Mantle, Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Lighting, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Storage

Lot Description Landscaped, No Neighbours Behind, Back Yard, Front Yard, Lawn, Low

Maintenance Landscape, Other, Private, Rectangular Lot, See Remarks,

Treed, Underground Sprinklers, Waterfall

Roof Asphalt Shingle

Construction Wood Frame, Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed May 3rd, 2025

Days on Market 180 Zoning CR

Listing Details

Listing Office RE/MAX Realty Professionals

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