

# \$5,990,000 - 210070 85 Street W, Rural Foothills County

MLS® #A2191732

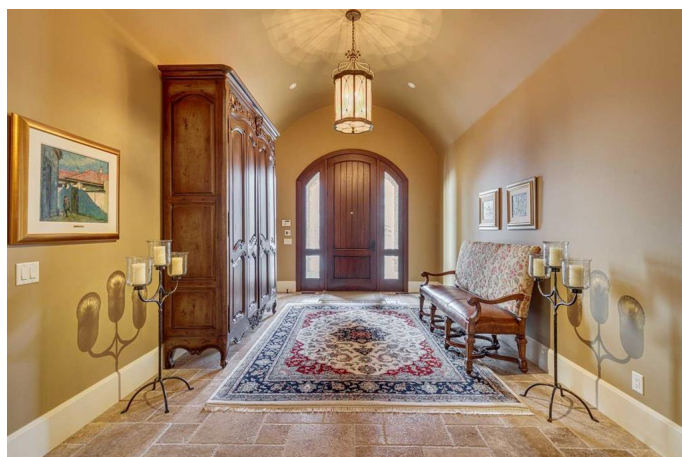
**\$5,990,000**

4 Bedroom, 9.00 Bathroom, 6,826 sqft

Residential on 6.10 Acres

NONE, Rural Foothills County, Alberta

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.



Built in 2008

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2191732    |
| Price    | \$5,990,000 |
| Bedrooms | 4           |

|                |   |
|----------------|---|
| Bathrooms      | 9.00                                      |
| Full Baths     | 6   |
| Half Baths     | 3   |
| Square Footage | 6,826                                     |
| Acres          | 6.10                                      |
| Year Built     | 2008                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 210070 85 Street W     |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 0S9                |

### **Amenities**

|         |                                 |
|---------|---------------------------------|
| Parking | Driveway, Quad or More Attached |
|---------|---------------------------------|

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bar, Breakfast Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Natural Woodwork, Open Floorplan, Pantry, Wired for Sound, Walk-In Closet(s)   |
| Appliances        | Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Built-In Freezer, Built-In Oven, Dishwasher, Double Oven, Freezer, Garburator, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Trash Compactor, Warming Drawer, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator, Water Softener |
| Heating           | Forced Air, In Floor, Zoned  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 5  |
| Fireplaces        | Gas, Wood Burning  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Built-in Barbecue, Barbecue, BBQ gas line, Garden, Lighting, Private Entrance                      |
| Lot Description   | Landscaped, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Gentle Sloping, Paved, Secluded, Treed, Waterfall |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame, Stone, Stucco   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2025 |
| Days on Market | 179                |
| Zoning         | CR                 |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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