

\$5,350,000 - 290254 96 Street W, Rural Foothills County

MLS® #A2262856

\$5,350,000

5 Bedroom, 5.00 Bathroom, 3,523 sqft

Residential on 160.00 Acres

NONE, Rural Foothills County, Alberta

Welcome to an extraordinary 160-acre country estate where luxury, privacy, and equestrian excellence unite within a protected wildlife corridor. Panoramic views of the Rocky Mountains and Calgary skyline provide a breathtaking backdrop to this serene yet conveniently located property.

A gated, rail-lined drive leads to a striking 3,483 sq.ft. custom walkout bungalow with over 6,200 sq.ft. of developed living space. Designed with light, proportion, and warmth in mind, this five-bedroom, five-bath residence features soaring ceilings, expansive windows, cherry hardwood floors, and handcrafted millwork. The flagstone foyer opens into a great room centered around a wood-burning stone fireplace that embodies both comfort and sophistication.

The gourmet kitchen is a showpiece of design and function with granite countertops, bird's-eye maple cabinetry, hand-forged hardware, high-end appliances, a copper hood fan, and cedar-lined vaulted ceiling. It flows seamlessly into the dining and living areas, extending to a wraparound cedar deck that frames sweeping mountain and pasture views—perfect for entertaining or quiet evenings outdoors.

The spacious primary suite overlooks the Rocky Mountains and offers a private retreat with a gas adobe-style fireplace, deck access, walk-in closet, and spa-inspired ensuite. Thoughtful utility spaces include a custom mudroom, oversized pantry, and an



exceptional laundry room. The fully developed walkout level provides a large recreation area with a second stone fireplace and abundant natural light.

The home's timeless exterior features low-maintenance adobe-style stucco, natural stone accents, a clay tile roof, and covered verandas surrounded by professionally landscaped grounds with underground irrigation. Every element reflects an effortless blend of elegance, practicality, and connection to the land.

Beyond the home lies a world-class equestrian facility designed for year-round enjoyment. A 70'x160' indoor riding arena with excellent footing and natural light adjoins a main working barn featuring six box stalls, four tie stalls, a wash rack, heated tack room, and comfortable viewing lounge with full kitchen, laundry, and bathroom. A large garage bay provides ample room for trailers and equipment.

A separate hip-roof barn includes 2,400 sq.ft. of inviting living quarters—ideal for staff, guests, or extended family—above a fully insulated and heated shop with additional stalls. Outdoor amenities include a 100'x150' arena, multiple rail-lined paddocks, each with heated waterers and shelters and hay storage. A seasonal creek, rolling pasture, and aspen groves weave through private riding trails that invite exploration.

A 3,000-gallon cistern, two wells, and a rainwater catch system support residential, agricultural, and equine needs, ensuring efficiency and sustainability.

Only 28 minutes from South Calgary, 15 to Okotoks, 20 to Spruce Meadows, and 10 to Strathcona-Tweedsmuir School, this estate redefines country living.

Built in 1999

Essential Information

MLS® #	A2262856
Price	\$5,350,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,523
Acres	160.00
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	290254 96 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 0V2

Amenities

Parking Spaces	10
Parking	Driveway, Garage Door Opener, Heated Garage, Insulated, See Remarks, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bidet, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Steam Room
Appliances	Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Warming Drawer, Washer, Washer/Dryer, Double Oven, Water Conditioner, Water Purifier
Heating	High Efficiency, In Floor, Natural Gas, Wood Stove, Wood
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Great Room, Stone, Wood Burning, Master Bedroom, See Remarks
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Dog Run, Rain Barrel/Cistern(s)
Lot Description	Private, Rolling Slope, See Remarks, Treed, Pasture
Roof	Clay Tile
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2025
Days on Market	4
Zoning	A

Listing Details

Listing Office	Sotheby's International Realty Canada
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