

# \$5,950,000 - 304075 Highway 549 W, Rural Foothills County

---

MLS® #A2055162

**\$5,950,000**

6 Bedroom, 5.00 Bathroom, 5,521 sqft  
Residential on 147.07 Acres

NONE, Rural Foothills County, Alberta

Welcome to the epitome of spacious comfort on this expansive equestrian estate west of Millarville, where lavish luxury living and breathtaking mountain vistas harmoniously blend with a turnkey paradise for the discerning horse aficionado. Set on a remarkable 147.07 acres, this extraordinary estate offers an unparalleled lifestyle. The custom home, spanning 5,521.06 square feet, is a testament to fine craftsmanship and attention to detail. Step inside to discover cathedral ceilings that create an airy and grand atmosphere while the elegant American Cherry hardwood floors add warmth and richness to the living spaces. The spacious kitchen with dine-in island is bathed in natural light, allowing family meals to be enjoyed while taking in the luscious landscapes. A spacious primary suite offers peace and solitude while in floor heating warms the ensuite and runs throughout the main level. Four fireplaces throughout the home create cozy gathering spots for friends and family. Immerse yourself in the wonders of the night sky with a private rooftop observatory where you can bask fireside in the splendor of a mountain view sunset or simply marvel at the celestial beauty above. Catch the game at your very own sports bar or get into game shape in an exercise room and sports court, there are endless entertainment options for guests. For the horse enthusiast this property provides the



ultimate playground. Imagine having your horses right at your back door, with horse stalls available in an indoor heated riding arena set against the backdrop of the Canadian Rockies. The turnkey nature of the equestrian facilities allows for a seamless transition into the equestrian lifestyle. For the hobbyist or craftsman, the inclusion of two heated workshops provides ample space for pursuing your passions and honing your skills. Allow serene moments to wash over you in the shadow of the mountains while relaxing at the water's edge where your guests can appreciate the quiet of a personal cottage. Located minutes from Kananaskis Country, the world famous Spruce Meadows, Bragg Creek & Calgary are a mere 30 minute drive, while the mountains are a quick 60 min trip, allowing for easy access to city amenities from the comfort of the tranquility of the country. Fall in love with the unparalleled beauty of the mountainscapes that surround this property from the wrap around covered deck. Don't compromise, with smart-home systems and Starlink internet connection throughout the house, arena and cottage, it is possible to enjoy modern living amongst rustic backdrops. Whether it's sipping a drink in the evening while taking in the majestic views or exploring the vast natural wonders nearby, this estate provides a remarkable setting for relaxation and rejuvenation. Don't miss the opportunity to own this equestrian haven, where every aspect of luxurious living and equestrian pursuits has been carefully considered. Embrace a lifestyle where horseback riding, stunning views, and loving memories await.

Built in 2000

### **Essential Information**

MLS® #	A2055162
Price	\$5,950,000

Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,521
Acres	147.07
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

### Community Information

Address	304075 Highway 549 W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

### Amenities

Parking	Quad or More Attached
Waterfront	Pond

### Interior

Interior Features	High Ceilings, Jetted Tub, Open Floorplan, See Remarks, Vaulted Ceiling(s), Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Central Vacuum, Double Vanity, French Door, Granite Counters, Kitchen Island, Pantry, Recreation Facilities, Recessed Lighting, Smart Home, Storage, Wet Bar, Wired for Data, Wired for Sound
Appliances	Dishwasher, Refrigerator, Central Air Conditioner, Bar Fridge, Built-In Gas Range, Built-In Oven, Double Oven, Dryer, Freezer, Garage Control(s), Microwave, Other, Satellite TV Dish, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas, Great Room, Master Bedroom, Outside, Recreation Room

Has Basement	Yes
Basement	Finished, Walk-Out

### **Exterior**

Exterior Features	Dock, Fire Pit, Lighting, Other, Tennis Court(s)
Lot Description	Backs on to Park/Green Space, Brush, Lawn, Landscaped, Many Trees, Secluded, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Post & Beam, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2023
Days on Market	678
Zoning	A

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.