

**264390 Forestry Trunk Road
Rural Rocky View County, Alberta**

MLS # A2119003



\$5,880,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 5,228 sq.ft. | Age: | 2004 (20 yrs old) |
| Beds: | 4 | Baths: | 3 full / 2 half |
| Garage: | Additional Parking, Driveway, Gated, Quad or More Attached, RV Access/Par | | |
| Lot Size: | 63.31 Acres | | |
| Lot Feat: | Landscaped, Pasture, Treed | | |

| | | | |
|--------------------|---|-------------------|---|
| Heating: | In Floor, Hot Water, Natural Gas, See Remarks | Water: | Well |
| Floors: | Carpet, Concrete | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | 30-26-5-W5 |
| Exterior: | Stone, Stucco | Zoning: | A-SML p8.1 |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Phone |
| Features: | Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, Pantry, Wet Bar, Wired for Data, Wired for Sound | | |

Inclusions: Compressor & pressure washer in Shop(negotiable), All cabinetry in shop, TV in loftBarn: all stalls and mounted Saddle racks, Arena mounted heater, 4 standard size horse shelters, 3mini horse shelters, dog house with power, 2 fuel tanks, Phantom screens on Patio & Patio RadiantHeater, Steel Fire pit and concrete benches

Wildcat Views is a spectacular 63 acre estate located at the gateway to the Canadian Rockies. Nestled along the base of the foothills, this luxury residence is minutes from Cochrane & Ghost Lake, offering an incomparable lifestyle with dedicated spaces for leisure & relaxation. With over 9100 sq. ft. of developed living space, the main residence boasts an elevated western style with rich finishing, an intelligent layout and welcoming presence. As you arrive at this sophisticated country home, the circular driveway allows your guests to pull up to the solid front door, covered porch and dramatic double sided fireplace where they enter the spacious foyer looking straight through to the majestic Wildcat Hills. With polished concrete floors throughout the primary living spaces, the quality craftsmanship & solid construction is evident at every turn. Designed for those who love to entertain, the open plan allows you to enjoy breathtaking views and a seamless integration of indoor/outdoor living. From the chef's kitchen with its massive island and gourmet appliances, walk out to the covered deck with drop down Phantom screens to enjoy the warmth of the gas fireplace and overhead heater while taking in the splendor and tranquility of the gorgeous surroundings. The principle suite is a fully self contained oasis with a custom made king bed, fireplace, spacious walk-in closet, private laundry and spa bathroom with wall hung vanity, built-ins flanking the bath tub and steam shower. At the opposite end of the main level is a wonderful guest suite with private sitting area, bedroom, bathroom and dedicated entrance. Off of the quadruple attached garage is a large & practical laundry room, tech desk, and self contained pantry. This area is the perfect space to keep your family organized and clutter free with ample built ins, washer, dryer and steam cabinet. Above the garage is a 1070 square foot

gym with cork flooring and mountain views that could also be used as a studio or hobby room. The walkout basement level is all about fun with an awesome bar, pool table, fireplace, theatre room with starlight ceiling and drop down screen, two large guest rooms with adjacent bathroom and a mud room with lower level access, dog wash and third laundry room. Relax and recharge in the fully enclosed cedar clad pool area. With a recessed hot tub, swim jets and LED lighting, this is a luxurious escape in the comfort of your own home. For those seeking further indulgence, a nearby steam room and separate shower await. Outside a second incredible structure houses a 45' x 39' shop with in-floor heat, handsome 6 stall dream barn with dutch doors and heated 78'x78' indoor riding arena. The 'Saloon' above the barn is the ultimate cowboy escape with mezzanine deck overlooking the arena, fireplace, wine fridge, dishwasher and 4 pc. bath perfect for hosting guests & private events. This is one of Southern Alberta's most sophisticated rural properties that must be seen to be appreciated.