

**24062 236 Avenue E**  
**Rural Foothills County, Alberta**

**MLS # A2210274**



**\$6,995,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	7,236 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	6 full / 1 half
<b>Garage:</b>	Double Garage Detached, Gated, Insulated, Paved, Quad or More Attached		
<b>Lot Size:</b>	4.66 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Brush, Creek/River/Stream/Pond,		

<b>Heating:</b>	Boiler, Fan Coil, In Floor, Forced Air, Hot Water, Humidity Control, Zoned	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Slate, Stone, Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	4-22-29-W4
<b>Exterior:</b>	Metal Siding , Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, See Remarks, Smart Home, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Main House: 3x Miele Dishwashers, 2x 42" Subzero Refrigerators, 2x Subzero Ice Maker, 2x Pullout Fridge Drawers, 3x Microwave, 60" Wolf Gas Range, Range Hood, Wolf Steam Oven, Wolf Warming Drawer, 2x Garburators, 2x Freezers, Subzero Glass Door Fridge, Bar Fridge, 2x LG Washers, 2x LG Dryers, All Aquarium Parts, Epson Projector, Projection Screen, Built-in Theatre Speakers, Finnleo Sauna System, Brunswick Bowling System & Balls, Window Coverings, Showcase Automation System, All Central AC Units, All Humidifiers, Canature Water Filtration System, Garage Door Openers & Controls, Outdoor Camera System, Automatic Patio Phantom Screens, 2x InfraRed Patio Heaters, Irrigation System, Fire Pit, Nanny Suite: Microwave, Miele Dishwasher, Dryer, Range Hood, Refrigerator, Microwave, Gas Stove, Washer, Window Coverings, Central Air Conditioner, Humidifier, Carriage House: Dishwasher, Dryer w/ Pedestal, Electric Stove, Garage Control(s) & Opener(s), Microwave Hood Fan, Refrigerator, Washer, chandelier &mdash; yours, you're greeted by timeless craftsmanship, featuring natural stone, 100-year-old reclaimed barnwood, and a design that blends rustic elegance with modern convenience. In addition to the main residence, the estate includes a private nanny suite with hydraulic lift and a beautifully appointed carriage house with a double attached garage&mdash;perfect for multigenerational living or guests. Step into the grand great room, where a floor-to-ceiling stone fireplace, 13&rsquo; coffered ceilings and the surrounding windows overlooking the Bow River impress. White oak hardwood, 12&rdquo; custom stone baseboards, solid wood doors, stone counters, and Gaulhofer triple-glazed windows and doors are a few of the home's features and unmatched quality. The home is fully automated with heated floors, zoned climate control, and in-floor up-lighting, all while showcasing panoramic views of the Bow River and serene morning sunrises. The chef&rsquo;s kitchen impresses with dual islands and includes professional grade luxury built-in appliances, 60" Wolf Gas Range and Dekton countertops. A hidden prep pantry offers two freezers, custom shelving, and a peninsula island. Step out to a patio with Phantom screens, TV hookup, and gas line for al fresco dining. The elegant dining room provides an abundance of space for hosting and opens onto a wraparound deck with glass railing, gas fire bowls, planters, and built-in speakers, all overlooking the Bow River. The primary retreat features vaulted ceilings, private patio access, a natural stone fireplace, and a spa-inspired ensuite with dual vanities,

jettied tub, and a Kohler steam shower with rain head and pebble floor. The walk-in closet offers a custom island, built-ins, and bay window bench. Two additional bedrooms share a 4-piece ensuite. The main floor also features a custom laundry room, executive home office, and cedar-lined sunroom with barnwood beams and a waterfall wall. The walkout basement is an entertainer's dream with a Brunswick bowling alley, onyx bar, home theatre, gym, cedar sauna, lounge, second bar, three more bedrooms (one with ensuite), den, additional bathroom, and laundry. The concrete patio, irrigated lawn, firepit, and Phantom screens create the perfect outdoor escape. The garage accommodates 8 vehicles with stackers and connects to an oversized mudroom with individual lockers and Blanco sink. The 1,800+ sqft nanny suite includes a kitchen, living room, two bedrooms with ensuites, and private HVAC. The 1,300+ sqft carriage house features vaulted ceilings, Juliet balcony, open-concept kitchen, luxury bath, laundry, deck, and double garage. Located 15 minutes from Calgary and Okotoks, near Policeman's Flats, this legacy estate is the perfect blend of refined luxury, privacy, and natural beauty.