

# \$2,800,000 - 226101 88 Street E, Rural Foothills County

MLS® #A2168186

**\$2,800,000**

6 Bedroom, 6.00 Bathroom, 3,122 sqft  
Residential on 19.20 Acres

NONE, Rural Foothills County, Alberta

Located ten minutes from the city limits, close to shops and South Campus Hospital, this contemporary, full scribe, log home with over 6000 sq ft of living space and triple garage, situated in East De Winton, is close to 3 golf courses (Cottonwood G&CC at the end of the street) with access to the Bow River and world class fishing. Telsec Farms breeding and boarding horse facility is two acreages to the north. This gated, private estate, with beautiful mature landscaping, encompasses a fenced 3 acre property around the house with an inline gas BBQ & fire pit and a newly refurbished greenhouse. The rest of the 19.2 acres comprises a tree farm with approximately 200 spruce trees and the balance being recently cultivated and seeded. There is a separate gated entrance from the road to the farm side and a gate from the residential property to the tree farm. This passive solar, multigenerational home, is designed to stay cooler in the summer and warmer in winter, saving on energy costs. From the enclosed front porch, the airy main level has open trusses in the great room and foyer where light abounds. It comprises 4 baths, 3 beds, a dedicated office (with magnificent unobstructed views of the river valley) great room with floor to ceiling stone fireplace, large dining room, kitchen (with butcher block counters) and breakfast nook, all with beamed ceilings. Above the office is a quiet reading loft. The main level has a covered



wrap around deck from the south to the west side, offering protection from the elements and a magnificent mountain view to the west. There is also a covered deck from the principle bedroom. The walkout lower level, accessed by both the main and south staircases, is separated by a spacious mechanical room with a new water treatment system, two furnaces and hot water on demand. To the north of the mechanical room is a magnificent bar and billiard room, two good size bedrooms, a 3 piece bath, wine making room with double sink, refrigerator, wine storage and cold room and lastly a storage/exercise room. To the south end, accessed from the garage, back hall and south staircase you will find the laundry room, (with a chute from the main level), a further large bedroom with ensuite bath and walk in closet, full eat in kitchen (with patio doors), and spacious living room with floor to ceiling stone fireplace, all with big bright windows. Outside you will find a full length, west facing, private covered concrete patio, with beautiful rock gardens to be admired from inside and out. The lower level is serviced by underfloor heating as well as forced air from above. There is further underfloor heating on the main level to the north part of the house and Phantom screens on all patio doors, except the billiard room.

Built in 1990

### **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2168186    |
| Price      | \$2,800,000 |
| Bedrooms   | 6           |
| Bathrooms  | 6.00        |
| Full Baths | 4           |
| Half Baths | 2           |

|                |                                  |
|----------------|----------------------------------|
| Square Footage | 3,122                            |
| Acres          | 19.20                            |
| Year Built     | 1990                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 226101 88 Street E     |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 3Y2                |

### Amenities

|                |                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, High Speed Internet Available, Natural Gas Connected, Phone Available, Phone Connected, Satellite Internet Available  |
| Parking Spaces | 8                                                                                                                                            |
| Parking        | Additional Parking, Asphalt, Driveway, Electric Gate, Front Drive, Gated, Garage Door Opener, Oversized, Parking Pad, Triple Garage Attached |
| # of Garages   | 3                                                                                                                                            |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, Central Vacuum, High Ceilings, Wood Windows, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, Quartz Counters, Soaking Tub, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s), Wet Bar, Wired for Sound, Walk-In Closet(s) |
| Appliances        | Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Humidifier, Microwave, Refrigerator, Range Hood, Satellite TV Dish, Stove(s), Trash Compactor, Washer, Warming Drawer, Window Coverings                                                                                                                    |
| Heating           | Exhaust Fan, Forced Air, Fireplace(s), Humidity Control, Hot Water, In Floor, Mid Efficiency, Natural Gas                                                                                                                                                                                                                               |
| Cooling           | None                                                                                                                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                                                                       |

|              |                                                                                        |
|--------------|----------------------------------------------------------------------------------------|
| Fireplaces   | Fire Pit, Gas, Gas Starter, Glass Doors, Great Room, Living Room, Raised Hearth, Stone |
| Has Basement | Yes                                                                                    |
| Basement     | Exterior Entry, Finished, Full, Walk-Out                                               |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Barbecue, Fire Pit, Lighting, Private Entrance, Private Yard, Rain Gutters, Storage |
| Lot Description   | Back Yard, Front Yard, Lawn, Landscaped, Private, Treed, Views                      |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Log, Wood Frame                                                                     |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 160           |
| Zoning         | CR            |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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