

# \$2,199,900 - 306087 Aspen Meadows Rise E, Rural Foothills County

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MLS® #A2189273

**\$2,199,900**

6 Bedroom, 6.00 Bathroom, 4,184 sqft  
Residential on 4.35 Acres

NONE, Rural Foothills County, Alberta

\* SEE SUMMER VIDEO \* Experience the epitome of countryside living with this exquisite manor nestled on 4.35 acres of pristine landscape. You will love the grand feel as you drive up to the home with a gated entrance and a fully paved driveway. Boasting over 6000 square feet of meticulously crafted living space, this residence offers unparalleled vistas of the countryside, mountains, and cityscape. Step inside to discover an elegant open floor plan seamlessly connecting spacious living areas to five generously sized bedrooms, catering to the needs of an active family. The master bedroom retreat exudes luxury, featuring a private parlour room, dual grand walk-in closets, and a lavish ensuite complete with heated travertine tile, a full-body shower, and spa-like touches.

Designed with both elegance and functionality in mind, the gourmet kitchen is a culinary enthusiast's dream, showcasing top-of-the-line appliances, granite countertops, and solid cabinetry throughout. The professionally developed walkout basement is a haven of entertainment, boasting timeless features including heated floors, a full-service bar, and a state-of-the-art theatre room, perfect for bringing the family together. Outside, immerse yourself in the serene ambiance of the countryside with a natural wetlands bird sanctuary providing a tranquil backdrop. As a bonus, you'll love central air conditioning and



the fully finished oversized triple garage. You'll want to see this home in person! Call today!

Built in 2007

### Essential Information

MLS® #	A2189273
Price	\$2,199,900
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,184
Acres	4.35
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	306087 Aspen Meadows Rise E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S1A2

### Amenities

Parking	Heated Garage, Insulated, Triple Garage Attached, Gated
# of Garages	3

### Interior

Interior Features	Bookcases, High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Kitchen, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Irregular Lot, Landscaped, Treed, Views, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 24th, 2025
Days on Market	49
Zoning	CR

### **Listing Details**

Listing Office	eXp Realty
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