

# \$6,995,000 - 24062 236 Avenue E, Rural Foothills County

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MLS® #A2210274

**\$6,995,000**

8 Bedroom, 7.00 Bathroom, 7,236 sqft  
Residential on 4.66 Acres

NONE, Rural Foothills County, Alberta

This exquisite custom-built bungalow with a walkout basement offers over 14,000 sq ft of luxurious living space on 4.66 acres just south of Calgary. From the moment you arrive beneath the porte-cochère crowned with a striking steel chandelier 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 perfect for multigenerational living or guests. Step into the grand great room, where a floor-to-ceiling stone fireplace, 13' coffered ceilings and the surrounding windows overlooking the Bow River impress. White oak hardwood, 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'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, jetted 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.

Built in 2017

## Essential Information

MLS® #

A2210274

Price	\$6,995,000
Bedrooms	8
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	7,236
Acres	4.66
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	24062 236 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4B3

### Amenities

Parking	Double Garage Detached, Gated, Insulated, Quad or More Attached, Paved
# of Garages	14

### Interior

Interior 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, See Remarks, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Stone Counters, Recreation Facilities
Appliances	See Remarks
Heating	Boiler, In Floor, Forced Air, Hot Water, Fan Coil, Humidity Control, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Double Sided, Gas, Stone, See Remarks, Three-Sided

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Lighting, Misting System
Lot Description	Back Yard, Backs on to Park/Green Space, Brush, Creek/River/Stream/Pond, Landscaped, Many Trees, No Neighbours Behind, Private, Treed, Underground Sprinklers, Open Lot, Zero Lot Line
Roof	Asphalt Shingle, Metal
Construction	Stone, Stucco, Wood Frame, Wood Siding, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	8
Zoning	CRA

## Listing Details

Listing Office	RE/MAX First
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