



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

48017 Harvest Lane E
Rural Foothills County, Alberta

MLS # A2270921



\$2,999,880

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,645 sq.ft.	Age:	2023 (3 yrs old)
Beds:	8	Baths:	8 full / 1 half
Garage:	220 Volt Wiring, Electric Gate, Enclosed, Gated, Heated Garage, Oversized, Paved		
Lot Size:	2.99 Acres		
Lot Feat:	Corner Lot, Cul-De-Sac, Landscaped, Paved, Private, Treed		

Heating:	Combination, In Floor, Forced Air	Water:	Well
Floors:	Marble	Sewer:	Mound Septic, Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-22-29-W4
Exterior:	Concrete, Silent Floor Joists, Stucco	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Smart Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data		
Inclusions:	NA		

Located only seven minutes from Calgary and across the street from the Carnmoney Golf & Country Club, this exquisite acreage epitomizes luxury and exceptional design. Spanning just under 9,000 sq/ft of living space across three levels, this property boasts eight spacious bedrooms and nine bathrooms, equipped with smart toilets and top-of-the-line fixtures. It features three kitchens, perfect for entertaining and family gatherings, each with modern appliances and high-quality cabinetry. Additional amenities include a fully equipped home gym, a private home theater, and a massive wine cellar ideal for any connoisseur. The heated shop, with its own bathroom and mezzanine, offers a versatile space for various projects or storage needs. The master suite is a true highlight, covering over 700 sq/ft and featuring a private laundry. It opens onto an expansive west-facing balcony, over 800 sq/ft, offering stunning mountain views and a perfect spot to watch golfers at the Carnmoney Golf & Country Club. Every detail in this extraordinary home has been meticulously designed and executed, ensuring that nothing has been overlooked or underbuilt.