

240046 284
Rural Kneehill County, Alberta

MLS # A2229731



\$15,000,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	7,349 sq.ft.	Age:	2013 (13 yrs old)
Beds:	7	Baths:	11 full / 3 half
Garage:	Double Garage Attached, Double Garage Detached, Enclosed, Garage Door		
Lot Size:	160.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Lawn, Other, Paved, Vie		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile	Sewer:	Holding Tank, Septic Field
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	25-28-24-W4
Exterior:	Concrete, Stone	Zoning:	Agricultural
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Recreation Facilities, Smart Home, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	N/A		

For the discerning luxury buyer seeking a legacy-calibre landholding beyond the confines of the city, this extraordinary 160-acre estate in Alberta's Kneehill County offers a rare convergence of privacy, scale, luxury, and long-term vision. Located less than an hour from Calgary and YYC International Airport, the property is ideally suited for multigenerational living, a private family retreat, luxury rural hospitality venture, wellness destination, or significant investment holding. Encompassing over 13,000 sq. ft., the custom stone-clad manor was built with uncompromising craftsmanship and a "custom everything" philosophy, featuring rich cherry oak millwork, bespoke cabinetry, Cheryl Wagner gold fixtures and hardware, soaring ceilings, statement chandeliers, seven gas-lit wood-burning fireplaces, and integrated Crestron smart-home technology throughout. Designed for elevated entertaining and large-scale family living alike, the residence offers seven bedrooms, fourteen bathrooms, an elevator servicing all levels, a showpiece chef's kitchen with premium appliances and butler's pantry, secondary preparation kitchen, nanny/in-law suite, two theatres, wine room, library, gym, steam room, spa, and an additional full kitchen on the lower level. Expansive terraces, an outdoor kitchen, private courtyard spaces, and a newly constructed year-round enclosed solarium create a seamless connection to Alberta's dramatic prairie landscape. Purposefully designed for resilience and self-sufficiency, the estate includes a 3,000 sq. ft. guest residence, private helicopter landing pad, 22,000 gallons of water storage, CAT D80-2S backup generator, attached triple garage, and detached collector's garage connected via underground tunnel. A substantial 180x80 machine shop presents exceptional flexibility for equestrian

infrastructure, luxury event use, wellness expansion, or private collector purposes. Rarely does a property emerge that so completely answers the growing demand for experiential luxury, privacy, and meaningful generational ownership in Western Canada.