

242048 32 Street E
Rural Foothills County, Alberta

MLS # A2335589



\$2,950,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,898 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	5 full / 3 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized, RV Access/P		
Lot Size:	3.85 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Private, Rectangular Lot, Treed		

Heating:	In Floor, Forced Air, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	34-21-29-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CRES
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Phone Paid For
Features:	Bar		

Inclusions: All appliances including lower level bar and poolhouse bar appliances. Lawn care equipment negotiable. Pool maintenance equipment will also stay. Hot Tub is in "AS IS" condition.

Prime 3.85-acre estate in a coveted location just off Dunbow and 32nd Avenue, minutes from Calgary's city limits. An exceptional heated pool features a waterslide, diving board, and expansive deck, complemented by a full pool house with bar and private bathroom. Over 7,000 square feet of fully finished space flows seamlessly from the walkout basement directly to the pool area. Twin heated garages—triple-attached and double-attached—offer exceptional vehicle and storage capacity. Mature trees provide outstanding privacy and seclusion throughout. Five bedrooms include four ensuite bathrooms with eight total bathrooms, anchored by an extraordinary primary ensuite featuring marble slab vanities, a massive steam shower, premium jet tub, and marble floors and walls. Additional luxury upgrades include 9 heat zones, 12 sets of speakers, 2 central A/C units, remote fireplaces and ceiling fans, boiler-heated floors in basement and garages, high-end stainless appliances, a climate-controlled wine cellar, media room, and 2 bars. A second bar in the walkout basement is perfectly positioned for entertaining. A powerful 33KW solar system generates substantial summer energy, covering all electricity costs year-round with potential to be a net exporter. An excellent well producing 6 gallons per minute, paired with a large indoor cistern, ensures simultaneous showers without limitation. Recent inspections and certifications of the water system, well, and septic are available. A gated, paved driveway, private camping space, and a productive fruit orchard complete this exceptional property. This rare offering could satisfy the requirements of the most discerning buyers—schedule your private viewing today.