



242245 Chinook Arch Lane
Rural Rocky View County, Alberta

MLS # A2168202



\$3,488,000

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| Division: | Springbank | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 5,626 sq.ft. | Age: | 2010 (14 yrs old) |
| Beds: | 5 | Baths: | 5 full / 2 half |
| Garage: | Heated Garage, Insulated, Quad or More Attached | | |
| Lot Size: | 3.76 Acres | | |
| Lot Feat: | Corner Lot, Cul-De-Sac, Gazebo, Irregular Lot, Landscaped, Level, Many Tre | | |

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| Heating: | In Floor, Fireplace(s), Forced Air, Natural Gas | Water: | Well |
| Floors: | Hardwood, Slate, Stone | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-1N |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Bookcases, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: To be determined

EXQUISITE CUSTOM BUILT LUXURY FRENCH COUNTRY CHATEAU is positioned on 3.76 acres with BEAUTIFUL VIEWS OF THE ROCKY MOUNTAINS AND ALBERTA FOOTHILLS. MAGNIFICENT sprawling grounds feature waterfalls, a creek, natural pond & SPECTACULAR GARDENS showcasing a Courtyard w/ stunning rose bushes & central fountain. BEAUTIFULLY MANICURED yard leads you to over 8,000 sqft of OLD WORLD CHARM LUXURY w/walkout basement & quad garage. DRAMATIC vaulted ceiling w/ CURVING staircases welcome you into this METICIOUSLY CRAFTED ESTATE HOME. Chef's Kitchen w/ custom designed Copper Hood Fan, Hand Forger Copper sinks, RARE Labradorite Countertops, BUTLERS PANTRY, Prep Area, Top of the line APPLIANCES & more all while enjoying the stunning views! INCREDIBLE DESIGN w/ 5 bdrms, 7 baths & 5 Fireplaces all showcasing LUXURY materials - Marble, Italian Limestone, Travertine, Granite & Imported Iron. MASTER RETREAT features fireplace, Jacuzzi tub, Glamorous Sink areas, 2 walk-in closets & Balcony w/MOUNTAINVIEWS! This REMARKABLE home features all the luxury living space that is sure to impress you! Media rm features high end surround system, Bar fridge, sink & a sit up bar for entertaining. Or raise the screen and create an area of your nanny over the garage. LOWER LEVEL WALKOUT w/ open concept floor plan includes a recreation room, another family room, custom Wet Bar, workout room w/ Sauna, games room, 5th bedroom & bath. In-Floor Heating & Air Conditioning for comfort. OUTDOOR LIVING SPACES are just as sensational as this FRENCH CHATEAU. Covered patio off of kitchen & dining room is perfect for morning coffee or entertaining your quests. Patio off of walkout basement features the sound of the waterfalls & creek while enjoying the

luscious landscaping & rolling hills. Privately gated for privacy and security. IMAGINE yourself living a quite life, with the City only 5 minutes away! [CLICK ABOVE FOR THE VIDEO TOUR!](#)