



## 19 Red Willow Crescent Rural Foothills County, Alberta

MLS # A2177001



# \$2,350,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	5,435 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	7 full / 2 half
<b>Garage:</b>	Front Drive, Heated Garage, Insulated, Triple Garage Attached, Workshop in		
<b>Lot Size:</b>	3.97 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, Irregular Lot, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	20-22-2-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	country residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Skylight(s), Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** NA

Luxurious Walkout Home in Dark Sky Country Discover unparalleled luxury in this stunning 8,259 sq. ft. total on 3 levels walkout residence, perfectly nestled on 3.97 acres just 10 minutes west of HWY 22X. This dramatic two-story home is designed for large families and entertainers alike, featuring 7 spacious bedrooms, each with ensuite baths and walk-in closets, plus 2 additional 2-piece baths—totaling 9 bathrooms for ultimate comfort and convenience. Elegant Living Spaces The main floor master suite serves as a serene retreat, while a unique second-floor mother-in-law/nanny suite includes its own private balcony for relaxation. At the heart of the home is a sparkling kitchen equipped with top-of-the-line Miele appliances, two expansive islands, and a wrap-around pantry showcasing breathtaking views. Entertain with Style The grand great room boasts 22-foot ceilings, a stunning stone fireplace, and an abundance of triple-glazed windows, filling the space with natural light. Sleek glass railings, skylights, and custom cabinetry enhance the modern aesthetic throughout the home. Enjoy outdoor living with three balconies and a spacious walkout patio, perfect for entertaining or soaking in the tranquility of your surroundings. Versatile Walkout Level The fully finished walkout level is an entertainer’s dream, featuring 2 additional bedrooms, huge family room, bar, wine room, media room, exercise room, and den—ideal for family gatherings or hosting guests. Additional Highlights Triple attached garage with in-floor heating Workshop for all your projects High-efficiency in-floor heating and fan coil cooling throughout the home Incredible built-in cabinetry throughout Vendor financing possible. Please note that 24-hour notice is required for showings as the property is occupied. The listing Realtor is related to the seller. Don’t miss your

chance to own this exceptional property in a breathtaking setting! Schedule your private showing today.