

COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

64146 274 AVE W | RURAL FOOTHILLS, ALBERTA, CANADA

COMMUNITY OF DEWINTON

Proudly Presenting

64146 274 AVE W

Community of Dewinton



Main Floor Space:	*2,796 square feet*
Lower Floor Space:	*2,112 square feet*
Total Developed Floor Space:	*4,908 square feet*
Total Acreage:	*32.54 acres*

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RURAL LIVING IN FOOTHILLS COUNTY

Located less than ten minutes south of Calgary and fifteen minutes north of Okotoks, this tranquil property is ideally situated to offer residents the quiet of country living without sacrificing the amenities of the city. A short drive through the rolling hills to Calgary brings you to worldclass amenities such as the South Health Campus, numerous restaurants, movie theatres, banks, brand name and boutique shops, and the Brookfield YMCA – the largest YMCA in the world – which includes world class fitness and aquatic facilities, a childcare centre and a full-scale public library. Head south into the charming city of Okotoks for a small-town feel where you can stroll down historic main street, watch an eight-time WCBL champion *Okotoks Dawgs* baseball game or enroll your children in the many highly coveted youth sports programs.

Boasting spectacular 360-degree views of the Rocky Mountains and the Alberta prairies, this one-of-a-kind acreage offers complete privacy and tranquility while also being perfectly situated to take advantage of local and private schools, equestrian facilities and sporting venues. Spend an afternoon at the *Granary Road Market*, take in an event at *Spruce Meadows*, play a round of golf at numerous picturesque courses, enjoy frequent community events at the *De Winton Community Hall* or take in the High River Rodeo. There is always something exciting to do in Foothills County.




























WELCOME TO
OKOTOKS
INC. 1904
POP. 11664
TAILGATE SALE
EVERY SAT.
JUNE to SEPT.
10AM to 2PM













EXCEPTIONAL EXTERIOR ARCHITECTURE

This exquisite walk-out bungalow boasts a ‘Modern Country’ esthetic with its white and black *Hardie Board* siding, elegant stone details and charming front porch. An electronic gate opens to a winding paved driveway lined with dozens of evergreen and deciduous trees. An oversized, heated four-car garage features soaring peaked rooflines and is set on the side of the home, allowing the front entrance to boast an abundance of ‘Southern Charm’. The spacious front porch welcomes you home with a covered portico entrance and offers lots of space to sit and watch children play.

An expansive lawn with a stone walkway leads the way to the rear of this home, which is truly spectacular. A large balcony runs the full length of the back of the house and features glass railing, stone pillars and a covered area with a soaring peaked roof that provides outdoor space out of the elements. A dedicated firepit area is the perfect place to enjoy the warmth of the flames on a cool evening. With a full Westerly exposure, you can take in the spectacular mountain view from any of these wonderful outdoor living areas.



































If the attached four-car garage does not have enough space for your toys, then the 40’x60’ detached, heated shop with over 2,400 square feet of additional space is the perfect solution. A covered, peaked portico mirrors the entrance to the home, and a rooftop tin horse cupola adds to the property’s country charm. The 14’x14’ commercial overhead door allows access for RVs and boats, and the very tall ceiling provides options for numerous sets of car lifts. A smaller second overhead door allows for quick access for lawn equipment and ATVs, and a vented high efficiency wood stove provides warmth as well as ambiance. The interior is fitted with two central drains plus an additional wash station perfect for dogs and muddy boots and with an exterior that perfectly matches the house, this shop is as elegant as any living quarters.















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A fully fenced pasture with a horse shelter and an automatic waterer is only steps away from the house and shop, allowing easy access to your hobby farm animals.















The most incredible feature of this property is the unobstructed, 360-degree view of the rolling foothills, expansive prairies and majestic Rocky Mountains where spectacular sunrises, beautiful sunsets and a night-sky full of twinkling stars are daily delights.





















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YOU HAVE ARRIVED

Upon entering this elegant home through the custom 8-foot front door, you are greeted by a grand foyer that will take your breath away. A soaring 12-foot tray ceiling with a lit perimeter runs from the foyer through the great room, fully showcasing the spectacular view to the west. A substantial black and brass chandelier, a coat closet with an oak crown and a sliding barn door to the mudroom give you a hint of the special details that are found throughout the home.









MAIN FLOOR GREAT ROOM

Set under a soaring ceiling, this room provides some of the best views in the home through the large picture windows that look out across the foothills to the Rocky Mountains. A spectacular full height gas fireplace is finished with light stone and features an oak mantle and a very large, Wi-Fi capable gas firebox. Custom oak cabinets on either side of the fireplace are ideal for additional storage and for displaying family treasures. This expansive space is perfect for entertaining or for family gatherings.









DECADENT ‘MASTER CHEF’S’ KITCHEN

This beautifully appointed kitchen is sure to impress even the most discerning home chef. Full height, custom white shaker cabinets with black hardware, numerous lower drawers, light granite countertops and a grey stone subway-style backsplash welcome you into this open plan space. The very large central island is finished in contrasting dark oak and provides additional seating, furniture style legs and features three elegant black pendant lights. A six-burner gas cook top set under a custom, millwork encased floating range hood allows you to take in the view to the west while you cook. The stylish rear ‘feature wall’ boasts a white farmhouse sink with black faucets and upper glass display cabinets. The stainless-steel appliances include a built-in refrigerator and freezer, dual wall ovens, a dishwasher and a dual zone wine cooler. Custom touches include numerous drawer inserts, a garbage and recycling pull out, cabinets with hidden pantry drawers and an elegant oak curio cabinet.

Connecting the kitchen to the mudroom is a convenient butler’s pantry that offers an abundance of open shelving, coordinating cabinetry with lower inner drawers and additional granite counter space.

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FORMAL DINING

Directly off the kitchen is the large, elegant dining room featuring ten-foot ceilings, a designer black and brass chandelier and access to the rear balcony through dual sliding glass doors that open fully to create an indoor-outdoor entertaining area. This is the ideal space to dine while admiring the breathtaking view.



EXPANSIVE BALCONY

The expansive rear balcony looks west to the mountains and features glass railing, vinyl decking and steps down to the yard. A covered dining area includes a natural gas BBQ hook up and a long, uncovered area has enough space for sun loungers, patio furniture and a hot tub.



















PRIMARY RETREAT

The spacious primary bedroom is situated on the west side of the home to take in the picturesque view of the foothills and the mountains. A glass patio door provides access to the rear balcony, where a relaxing hot tub awaits. The ten-foot ceiling is accentuated by a modern crystal chandelier and a full-height stone fireplace.





LUXURIOUS ENSUITE

The spa-like ensuite features an extremely large glass and tile shower that runs across the entire far wall and includes three upper privacy windows, two built-in benches and three shower heads. Dual vanities offer an abundance of granite counter space, oak cabinets, full-width mirrors and brass lights that perfectly complement the elegant chandelier. An chic free-standing tub and luxurious heated floors complete this tranquil space.











Directly off the bedroom is the spacious walk-in closet, which offers plenty of storage in the built-in shelves, drawers and hanging space along with a custom full-height mirror.





MAIN FLOOR AUXILIARY SPACES

Two additional main-floor bedrooms are ideal for young children and older guests. A full bathroom offers a bathtub and shower with a black framed sliding door, a rain head and a full tile surround. A pocket door leads to one of the bedrooms, giving an ensuite-style arrangement.









The designer mudroom boasts an abundance of storage in the built-in lockers and cabinets as well as a long oak bench set under a large sunny window.





The laundry room is incorporated into the mudroom and features a high efficiency washer and dryer, granite countertops, a utility sink, dedicated hanging space, additional cabinetry including a cleaning closet and oak mounted wall hooks.









The oversized four-car attached garage includes in-floor heat and offers 1,200 square feet of space, the largest size allowed by the county, to maximize your parking and workshop options.

Directly across from the door to the garage is access to a ‘bonus room’ currently being used as a home office. This area was finished so that it could easily be converted into a fifth garage bay with in-floor heat, room for an overhead door and the proper man door to the house. With direct access from the front driveway, a wet bar with a beverage cooler, a dedicated powder room and a French-door coat closet, this area is ideal for a home-based business as you can welcome clients without needing to provide access to your private home.





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LOWER LEVEL ENTERTAINING

An elegant staircase lined with an iron spindle railing and adorned with a designer chandelier leads down to the lower level, which features heated floors and walk-out access to the rear yard. Two very large bedrooms that are privately nestled along one side of the home offer additional sleeping space for children or guests. A full bathroom with a glass and tile shower and a large oak vanity with granite counters can be accessed from both the sleeping quarters and the entertaining areas of the lower level.











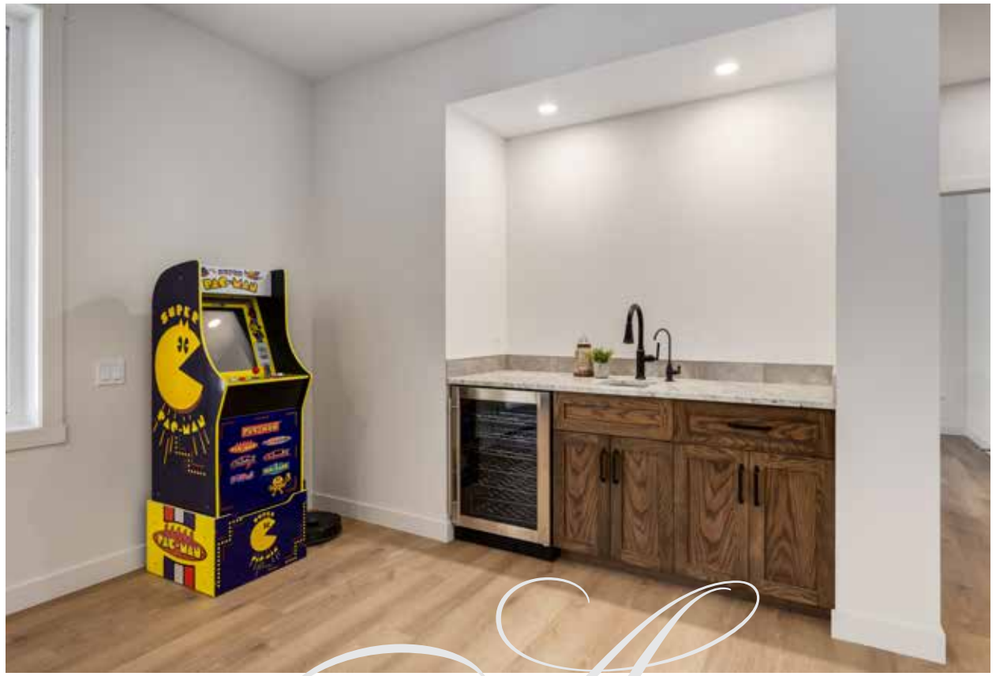












ADDITIONAL LOWER LEVEL SPACES

A spacious family room is open to the games room and can easily accommodate ample seating along with a billiards table. A convenient wet bar boasts oak cabinetry, granite counters, a prep sink with black faucets and a beverage cooler. Large windows and eight-foot glass-inlaid French doors line the entire west wall and provide access to the covered patio, fire pit and rear yard.









A spectacular cedar closet currently set up as a workshop, lots of additional storage and a very large cold room with natural ventilation and no in-floor heat complete this fantastic lower level.



ADDITIONAL FEATURES OF THIS SPECTACULAR PROPERTY

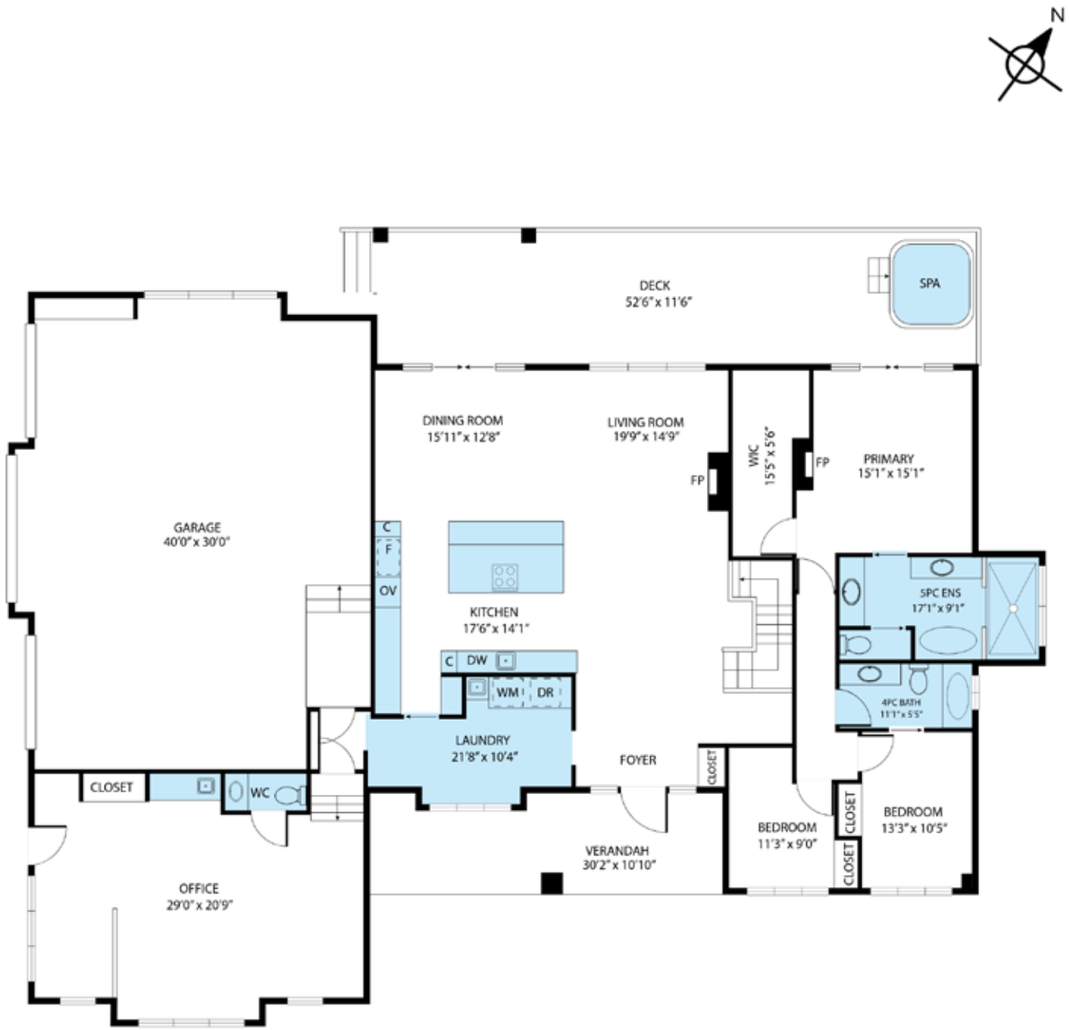
- Unobstructed, 360-degree views of the rolling foothills, expansive prairies and the Rocky Mountains
- Triple pane low argon glazed windows
- Exterior walls have an extra 1.5-inch Styrofoam envelope for superior efficiency
- Exquisite millwork throughout
- Custom oak details throughout
- Eight-foot doors
- 10 and 12-foot ceilings
- ‘White oak’ laminate flooring throughout
- Designer black, brass and crystal lighting throughout
- Reverse osmosis drinking water in the kitchen, refrigerator and basement bar
- High-end stainless-steel appliances
- Full-height custom kitchen cabinets
- Undercabinet lighting
- Glass display cabinets
- Custom curio cabinet
- Farmhouse sink
- Butler’s panty connecting the kitchen to the mudroom
- Granite counters throughout
- Radiant in-floor heat in the garage, office and the lower level
- Electric in-floor heat in the primary ensuite
- Central air conditioning
- Five bedrooms including three on the main floor and two on the lower-level
- Two Wi-Fi capable fireplaces
- Central vacuum system
- Security system with cameras
- Home audio system
- Fully finished walkout basement
- Custom cedar closet
- Cold room with natural ventilation system and no in-floor heat

- Four-car attached garage
- Office that can be converted to a fifth attached garage bay
- Wet bar and powder room in the office
- 2,400 square foot 40’x60’ heated shop
- Shop finished to match the house with a covered portico and tin horse cupula
- 14’x14’ commercial overhead garage door on the shop
- Second rear overhead garage door on the shop
- Vented high efficiency wood stove in the shop
- Electric gate at the property entrance
- Paved driveway
- Elegant shrub bed with electricity for Christmas lights in the centre of the circular driveway
- Dozens of evergreen and deciduous trees
- White and black *Hardie Board* siding
- Board and baton features in the peaked rooflines
- Spacious front porch with a covered portico entrance
- Rear balcony with glass railing to maximize the mountain view
- Hot tub with access to the primary bedroom
- Fully fenced pasture with a horse shelter and an automatic waterer
- Additional hydrant near the shop, ideal for adding a vegetable garden
- Covered rear patio with a walkway to the firepit area
- Large natural stones in the backyard shrub bed

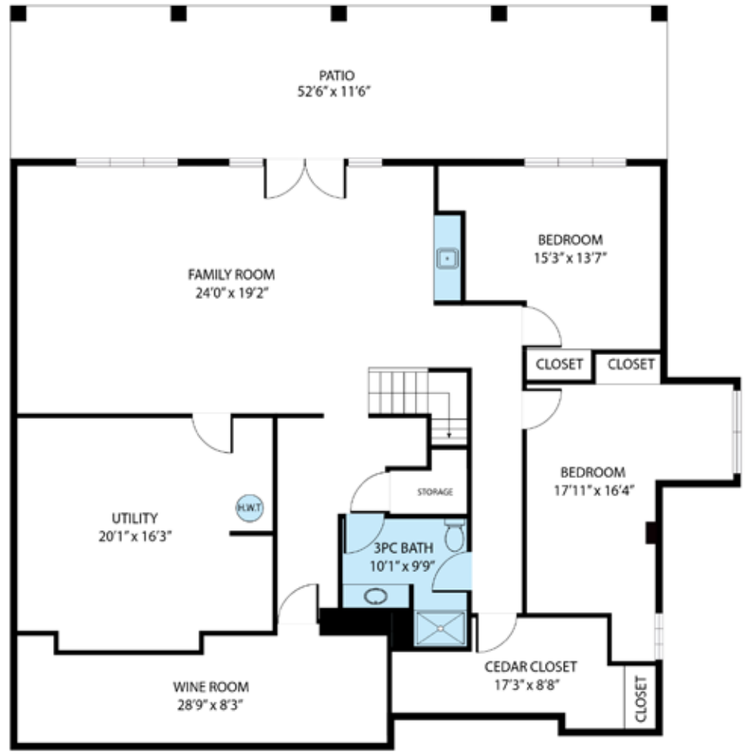




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MAIN LEVEL



LOWER LEVEL

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