

Beautiful Home on 40 Acres with Incredible Views



Beautiful Home on 40 Acres with Incredible Views

- ❖ Main level - 3,392 sq.ft
- ❖ Upper level - 2,330 sq.ft
- ❖ Lower level - 3562 sq.ft
- ❖ Total developed - 9,284 sq.ft
- ❖ Triple garage - 36'6" x 25'5"
- ❖ 5 bedrooms
- ❖ 5.5 bathrooms (3 ensuites)
- ❖ Water - 4 GPM



Beautiful Home on 40 Acres with Incredible Views

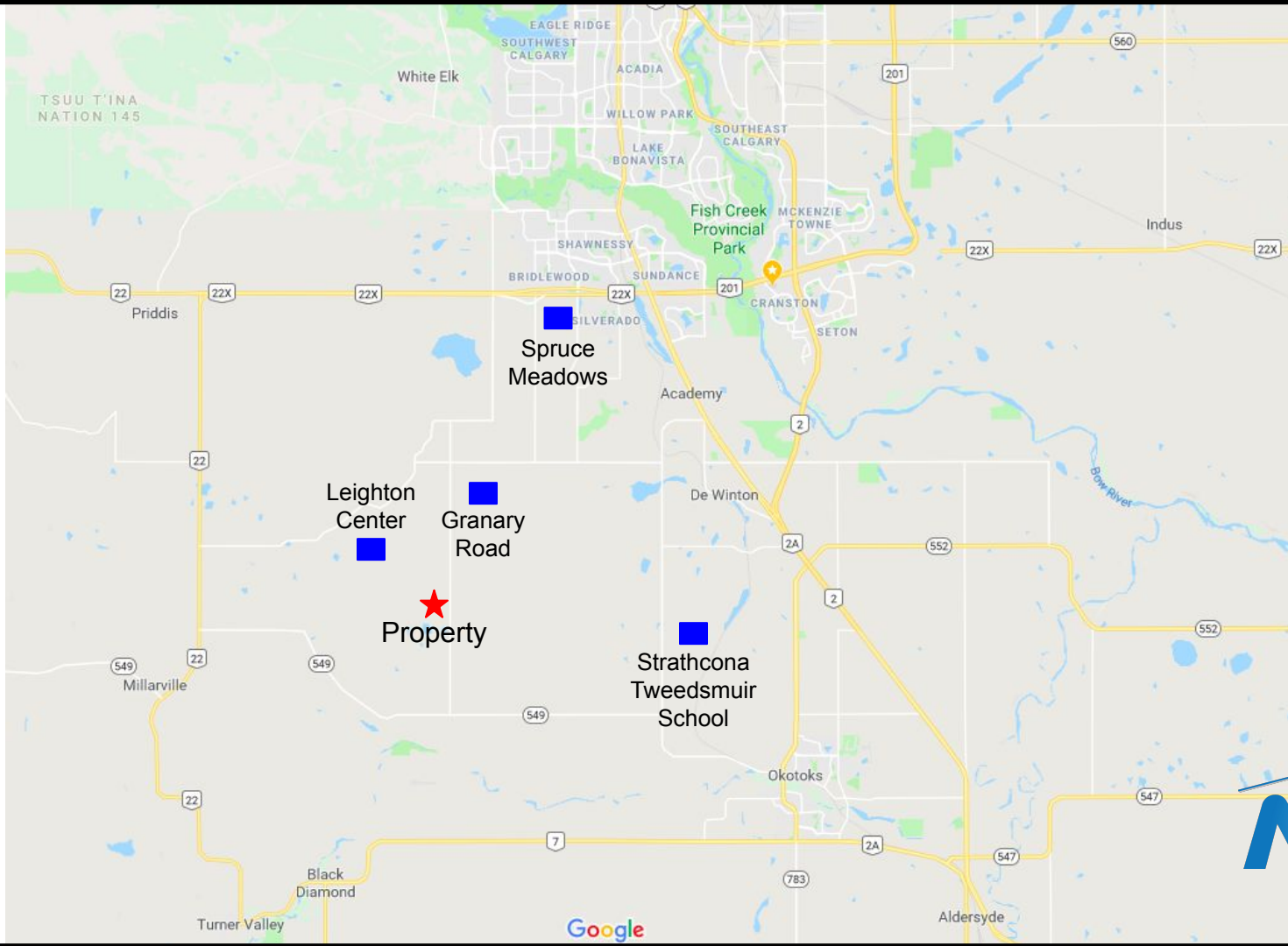
- ❖ 30 minutes to downtown Calgary
- ❖ 15 minutes to Okotoks
- ❖ 15 minutes to Millarville
- ❖ 15 minutes to Strathcona-Tweedsmuir School
- ❖ 10 minutes from Spruce Meadows
- ❖ 5 minutes from Granary Road
- ❖ 5 minutes from Leighton Centre
- ❖ Panoramic mountain views
- ❖ Panoramic city views



Beautiful Home on 40 Acres with Incredible Views

- ❖ Water feature/pond at west end of property
- ❖ 55' x 80' shop
- ❖ Fully fenced 40 acres
- ❖ Secondary power for additional dwelling





TSUU T'INA
NATION 145

White Elk

EAGLE RIDGE
SOUTHWEST
CALGARY

ACADIA

WILLOW PARK

LAKE
BONAVISTA

SOUTHEAST
CALGARY

Fish Creek
Provincial Park

MCKENZIE
TOWNE

SHAWNESSY

BRIDLEWOOD

SUNDANCE

SILVERADO

Spruce
Meadows

Academy

Leighton
Center

Granary
Road

Strathcona
Tweedsmuir
School

Property

Okotoks

Millarville

Black
Diamond

Turner Valley

Google

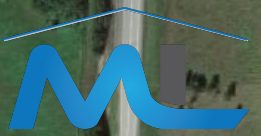
Aldersyde





112 St W

112 St W





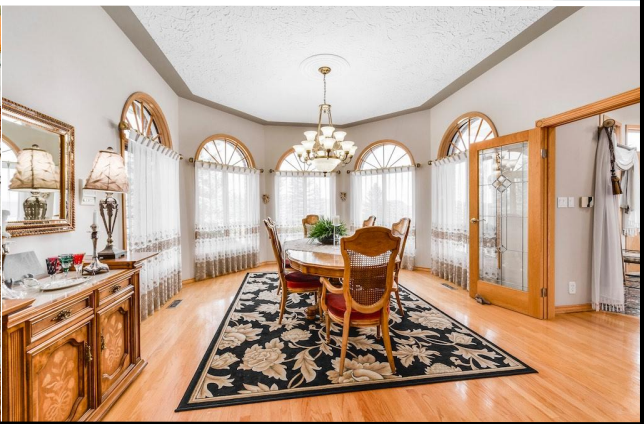
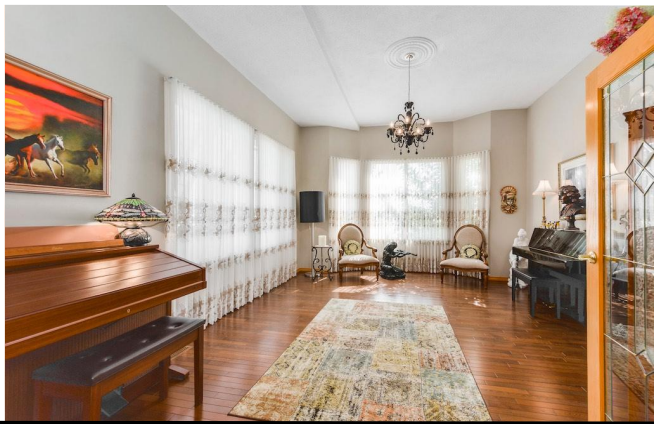
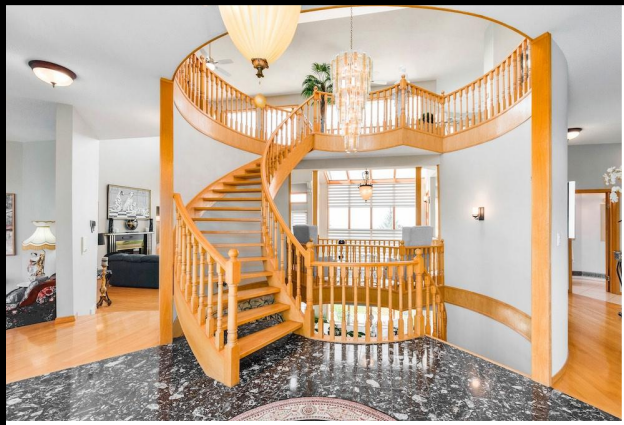
Beautifully landscaped yard and great outdoor space





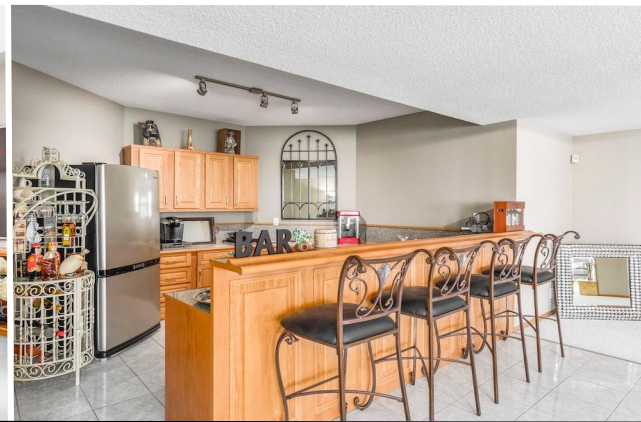
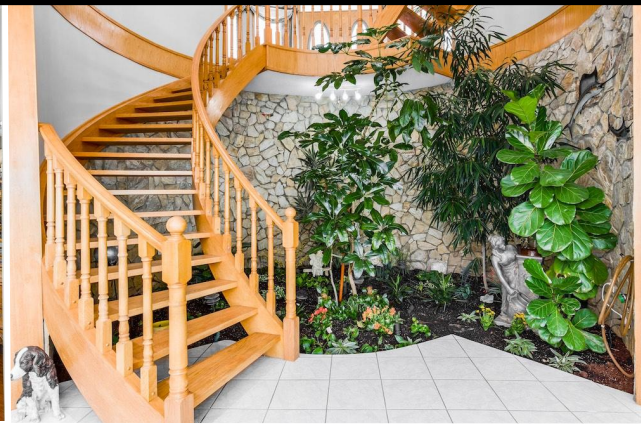
Renovated Kitchen and main floor bathroom





Large rooms with hardwood and circular staircase





Large master bedroom, solarium, basement bar and games room

