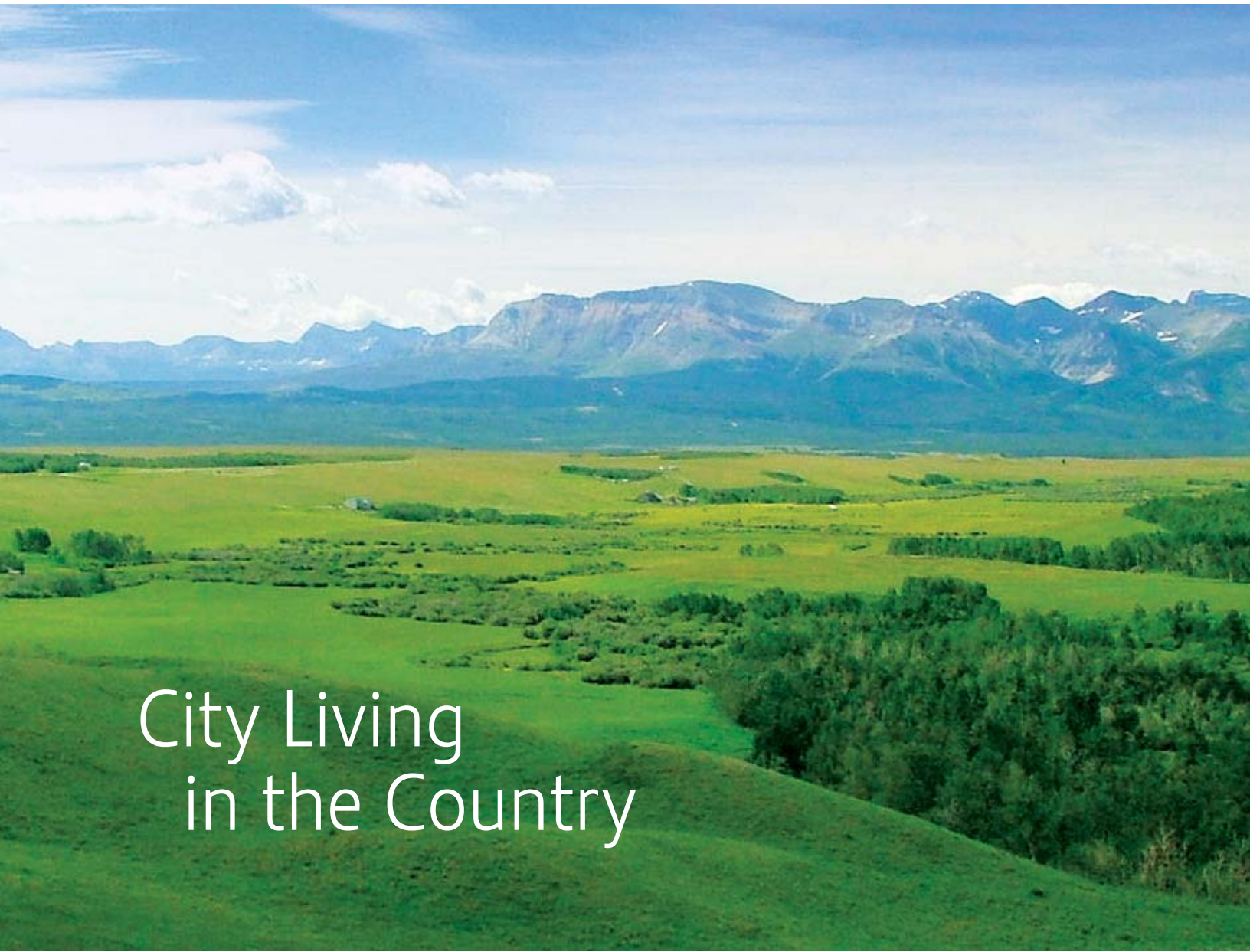


Luxury Real Estate Opportunity in the foothills of Southern Alberta, near Calgary and the Canadian Rocky Mountains. \$2,968,000

Single Family Luxury Walk-Out Bungalow: 6609 square feet of exquisite living and entertaining space.



# City Living in the Country



Only a 30 minute drive to Calgary City Centre.



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Luxury Real Estate Opportunity in the foothills of Southern Alberta, near Calgary and the Canadian Rocky Mountains. \$2,968,000



### The Peaks

Echoing the stunning mountain views to the west, this 4 acre walk-out bungalow, named "The Peaks", is newly completed and ready to welcome the right family. Vaulted ceilings and windows form summits at the top to accentuate the architectural theme of the home, and all main rooms face west, with huge windows to incorporate the panoramic scenery. The back of the lot slopes gently down to the west; the valley contrasting beautifully with the majestic Rocky Mountains. Situated midway to Priddis, the 6609 square foot home has plenty of privacy, while remaining close to all local amenities, including Shawnessy Shopping Centre and LRT (a 10 minute drive), several golf courses, as well as school and work.

High-End Luxury Brands such as a 48" Stainless Steel Pro-Series Subzero Fridge and Subzero 78 bottle wine cooler, Wolf Cooking Appliances, Miele and Bosch dishwashers (3), Washer & Dryer combos (2 sets), Kohler-Grohe fixtures and a Sherbourn Home Theatre System with 92" Remote Screen is featured in the home.

### Description

Single Family Luxury Walk-Out Bungalow Home on 4 acres, completed in 2008.

#### Main Floor: 3350.54 sq. ft.

Main Kitchen	Great Room
Side Kitchen/Butler's Pantry	Dining Room
Kitchen Nook	Den
2 Bedrooms	3 Bathrooms

#### Lower Level: 3258.51 sq. ft.

Custom Wet Bar Kitchen	Theatre Room
Family Room	Games Room
2 Bedrooms	2 Bathrooms

#### Features:

Complete Sound/Security System Inside/Outside  
3 Fireplaces (Great Room, Family Room and Master Ensuite Bedroom); "Spa" Master Ensuite Bathroom, Azzura Air/Jetted Double Soaker Tub, Glass Steam Shower/Rain Head; High Velocity Heating and Air Conditioning; Two Furnaces and In-Floor Slab Heating; Well-Mate Water Treatment System; Huge Stone-Carpet Deck off Kitchen and

Great Room; Interlocking Stone Lower Patio with Terraced Walls; Stone Pathways and Extensive Landscaping; 16 Zone Irrigation System; Rundle Stone Pillars and Custom Iron Entry Gates, 4-Bay Garage.

#### Directions from Calgary:

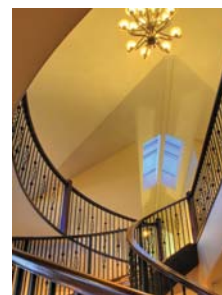
- Travel south on MacLeod Trail to Hwy 22X (Marquis of Lorne Trail / Spruce Meadows Trail).
- Turn right, west on Hwy 22X for 13.8 km.
- Turn right, north on 176th Street W for 2 blocks.
- Turn left, west on 174th Avenue W.
- 4th driveway on right, see "Most" sign on fence.

Note: Gate code is required to enter property.

#### Property Address:

176044-174th Avenue W  
M.D. of Foothills No. 31  
Calgary, AB T2J 2T9

\* Information only. May change without notice.



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