# \$2,095,000 - 16084 258 Avenue E, Rural Foothills County

MLS® #A2217193

### \$2,095,000

6 Bedroom, 6.00 Bathroom, 3,917 sqft Residential on 3.11 Acres

NONE, Rural Foothills County, Alberta

Welcome to this truly exceptional property, a thoughtfully designed, custom-built home by Pinnacle Group offering over 6,000 sq ft of developed living space on 3.11 acres, with an additional 7.91 acres available for purchase. Combining country charm with refined luxury, this estate is nestled just minutes from Calgary and boasts breathtaking valley and city views. Inside, rich 6-inch wide hardwood floors, detailed wainscoting, and timeless finishes create a warm and elegant ambiance throughout the main floor. The gourmet kitchen is a showstopper, complete with granite countertops, a massive island with built-in circular breakfast table, ample storage, and a striking stone surround over the gas rangeâ€"perfect for entertaining and everyday family life. The living room features a cozy gas fireplace with a built-in bench and flows into the spacious dining area. The main-floor primary retreat offers soaring ceilings, a gas fireplace, and a spa-inspired 5-piece ensuite with deep soaker tub, luxurious shower with bench, makeup vanity, and a walk-in closet with custom built-ins. A large mudroom with bench seating, storage, and hooks adds function, while the main-floor laundry includes granite countertops and a utility sink for convenience. Upstairs, you'll find four generously sized bedrooms, a deep linen closet, and a cleverly designed 6-piece bathroom with three sinks, a separate shower







and bath area, plus a second washer and dryer. The walkout basement is fully developed and offers in-floor heating, a spacious recreation room with brand new projector and screen, a wet bar, a versatile den (currently used as a music room), and a 2-piece bath. The sixth bedroom features hardwood flooring, a built-in window seat, its own 4-piece ensuite, and a walk-in closet. Step outside to enjoy a beautifully landscaped yard, complete with a firepit, and front garden. The deck with glass railing is perfect for summer gatherings while enjoying the downtown view, while the triple attached garage offers epoxy floors, a man door, and direct access to a bonus loft spaceâ€"complete with a 3-piece bath and built-ins with a sink. Ideal for a teenager, live-in nanny, office, or creative studio. The mechanical systems include two furnaces, two A/C units, HRV, in-floor heating, water filtration system, and a 1,000-gallon cistern (along with a well). The ducting is smartly routed through the trusses to maximize ceiling height. This one-of-a-kind home offers uncompromised quality, space, and versatilityâ€"all within a short drive of the city. Whether you're seeking a peaceful retreat, multigenerational living, or space to grow, this property delivers. Contact your agent today to arrange a private showingâ€"and don't forget to ask about the additional 7.91-acre parcel available for purchase.

#### Built in 2012

#### **Essential Information**

MLS® # A2217193

Price \$2,095,000

Bedrooms 6

Bathrooms 6.00

Full Baths 4

Half Baths 2

Square Footage 3,917 Acres 3.11

Year Built 2012

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

## **Community Information**

Address 16084 258 Avenue E

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T0L 0X0

#### **Amenities**

Parking Parking Pad, RV Access/Parking, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Double

Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan,

Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave,

Range Hood, Refrigerator, Washer/Dryer

Heating In Floor, Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Mantle, Stone

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Lighting

Lot Description Landscaped, Private, Treed, Views

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 7th, 2025

Days on Market 4

Zoning CRA

# **Listing Details**

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.