

Detached **254002 Hwy 22**
W: 5 R: 3 T: 21 S: 36 Q: Southwest

Active

List Price: **\$24,888,000**



Detached
 Area: **Rural Foothills M.D.**
 Community: **None 8888**
 Type: **Detached**
 Style: **Bungalow**
 Legal Plan: **00000000** Blk: **0**
 Linc #: **0021298211**
 List Date: **11/04/2015**

MLS@#: **C4037746**
 Postal Code: **T2J 2T9**
 Zone:
 Year Built: **2011**
 Condo Type: **Not a Condo**
 Lot: **0**
 DOM: **0**

Title to Land: **Fee Simple**
 Ownership: **Private**
 Exclusion: **No** SRR: **No** Disc:
 Restrictions: **Utility Right Of Way** Conform:
 Possession: **02/29/2016**

Rarely does such an historic, strikingly beautiful property come to the open market. Once owned by the infamous Ford family of Henry Ford heritage, this sprawling 242 Acre estate features 2 high-caliber houses, amazing mountain views(which is only a 45min drive), pristinely natural landscape, one of Alberta's only covered bridges, horse barn, pasture, paddocks, storage & riding areas, outbuildings & several large lakes. Extremely well-built, over 5000 sqft walkout bungalow showcases exquisite pine hardwood, imported kitchen cabinetry from South Carolina, granite counters, high-end appliances, opulent office/den, decadent dining room & more than \$1-million spent on millwork alone. Exposed wood beams from Alberta Graineries, stone archways, sun room, & patio/deck with magnificent Rocky Mountain & west-facing views. Master Retreat with a beautiful 6-pc spa-bath with steam shower, soaker tub & walk-in closet. There's also a large coach-house blending modern accents with rustic woodwork & finishings.

Take HWY 22x West until you hit the junction for HWY 22. Turn Left onto HWY 22 and head South for approx. 7.8 kms. Head past Plummer Road, tall wooden gate and security gate on your Left hand side with entrance to the property.

Directions:

	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Rooms			
Baths:	0	1	1	0	0	0	Level	Mtr2	SqFt	Finish Lvs: 2
EnSt Bth:		0	1	0	1	1	Main:	271.83	2,926	
Bdrms Abv:	1		3				Lower:	185.81	2,000	
Rms Abv:	8	F/B Baths: 4/1					Below Grade:	185.81	2,000	
							Total A.G.	271.83	2,926	
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>				<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>
Bedroom	7.34 x 4.5	24'1"X14'9"	Lower				Bedroom	4.75 x 3.51	15'7"X11'6"	Lower
Bkfst Nook	3.43 x 3.28	11'3"X10'9"	Main				Den	4.8 x 4.75	15'9"X15'7"	Main
Dining Rm	5.16 x 4.7	16'11"X15'5"	Main				Family Rm	6.71 x 5.71	22'0"X18'9"	Lower
Hobby Rm	2.9 x 2.77	9'6"X9'1"	Lower				Kitchen	3.23 x 2.31	10'7"X7'7"	Main
Laundry	3.89 x 2.54	12'9"X8'4"	Main				Living Rm	6.86 x 6.3	22'6"X20'8"	Main
Mstr Bed	5.54 x 4.09	18'2"X13'5"	Main				Other	4.93 x 4.75	16'2"X15'7"	Lower
Sun Rm	5.16 x 3.84	16'11"X12'7"	Main				Utility Rm	4.6 x 4.22	15'1"X13'10"	Lower

Property Information

Fin FP/Rgh-In: **4**
 Heating: **Forced Air-2, Space Heater**
 Heating Fuel: **Natural Gas**
 Construction: **Wood Frame**
 Basement: **Full, Walkout**
 Exterior: **Stone**
 Features: **Air Conditioning-Central, Deck, No Smoking Home, Open Beam, Sunroom, Vaulted Ceiling, Wall Unit-Built-In, Windows - Wood**

Site Influences: **Backs Onto Lake, Fenced, Golf Nearby, Lake Access Property, Landscaped, Private Setting, Rolling Land, Schools, View Lake, View Mountain, Water Front**

Goods Included: **Dishwasher-Built-In, Garage Opener, Refrigerator, Stove-Gas, Window Coverings-All**
 Goods Excluded: **Eagle on the bridge and signs around the property.**

Flooring: **Hardwood, See Remarks, Stone**
 Garage: **Yes**
 Parking: **6/Triple Garage Attached, Triple Garage Detached**
 Road Access: **Gravel Driveway (to House)**
 Front Exposure: **East**
 # Parcels: **3**

Acres Wtr Rghts: Total Acres: **242.00**
 Sewer/Septic: **Septic Tank & Field**
 HOA: **No**
 School District: **Millarville**
 West Meridian: **5** Quarter: **Southwest**
 Range: **3** Township: **21** Section: **36**

911 Address:

FP Fuel: **See Remarks**
 Roof Type: **Asphalt Shingles**
 Heat Fuel Desc: **Paid For**
 Foundation: **Concrete**
 Bsmt Dev: **Fully Finished**

Lot Shape: **Irregular**
 TTL: **979,331.71 m2**
 Enclosed Prk: **6**
 Land Use: **CRES**
 Tax Amt/Yr: **\$152/2014**
 LI:

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED