

**242245 Chinook Arch Lane
Rural Rocky View County, Alberta**

MLS # A2168202



\$3,488,000

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,626 sq.ft.	Age:	2010 (14 yrs old)
Beds:	5	Baths:	5 full / 2 half
Garage:	Heated Garage, Insulated, Quad or More Attached		
Lot Size:	3.76 Acres		
Lot Feat:	Corner Lot, Cul-De-Sac, Gazebo, Irregular Lot, Landscaped, Level, Many Tre		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Slate, Stone	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: To be determined

EXQUISITE CUSTOM BUILT LUXURY FRENCH COUNTRY CHATEAU is positioned on 3.76 acres with BEAUTIFUL VIEWS OF THE ROCKY MOUNTAINS AND ALBERTA FOOTHILLS. MAGNIFICENT sprawling grounds feature waterfalls, a creek, natural pond & SPECTACULAR GARDENS showcasing a Courtyard w/ stunning rose bushes & central fountain. BEAUTIFULLY MANICURED yard leads you to over 8,000 sqft of OLD WORLD CHARM LUXURY w/walkout basement & quad garage. DRAMATIC vaulted ceiling w/ CURVING staircases welcome you into this METICIOUSLY CRAFTED ESTATE HOME. Chef's Kitchen w/ custom designed Copper Hood Fan, Hand Forger Copper sinks, RARE Labradorite Countertops, BUTLERS PANTRY, Prep Area, Top of the line APPLIANCES & more all while enjoying the stunning views! INCREDIBLE DESIGN w/ 5 bdrms, 7 baths & 5 Fireplaces all showcasing LUXURY materials - Marble, Italian Limestone, Travertine, Granite & Imported Iron. MASTER RETREAT features fireplace, Jacuzzi tub, Glamorous Sink areas, 2 walk-in closets & Balcony w/MOUNTAINVIEWS! This REMARKABLE home features all the luxury living space that is sure to impress you! Media rm features high end surround system, Bar fridge, sink & a sit up bar for entertaining. Or raise the screen and create an area of your nanny over the garage. LOWER LEVEL WALKOUT w/ open concept floor plan includes a recreation room, another family room, custom Wet Bar, workout room w/ Sauna, games room, 5th bedroom & bath. In-Floor Heating & Air Conditioning for comfort. OUTDOOR LIVING SPACES are just as sensational as this FRENCH CHATEAU. Covered patio off of kitchen & dining room is perfect for morning coffee or entertaining your guests. Patio off of walkout basement features the sound of the waterfalls & creek while enjoying the

luscious landscaping & rolling hills. Privately gated for privacy and security. IMAGINE yourself living a quite life, with the City only 5 minutes away! [CLICK ABOVE FOR THE VIDEO TOUR!](#)