

# **\$3,700,000 - 242042 36 Street E, Rural Foothills County**

MLS® #A2231227

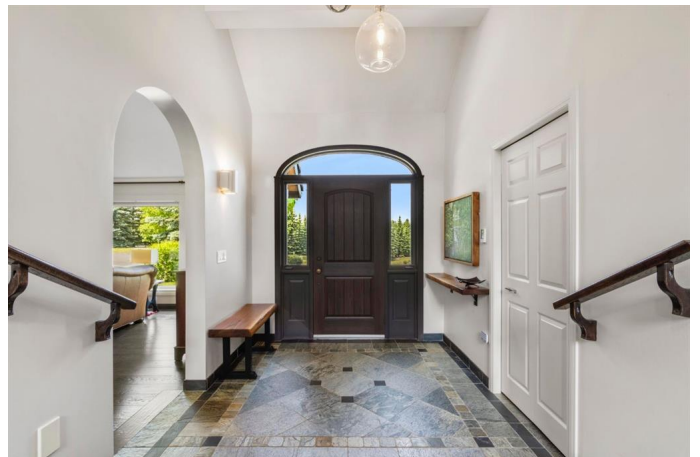
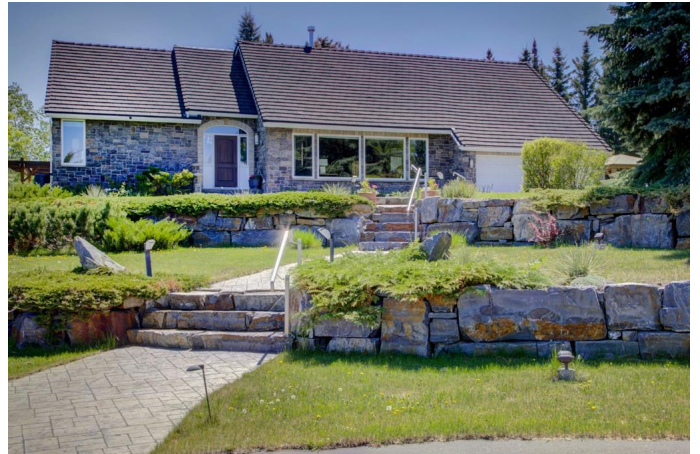
**\$3,700,000**

4 Bedroom, 4.00 Bathroom, 2,725 sqft

Residential on 19.52 Acres

Carmoney Estates, Rural Foothills County, Alberta

Welcome to Carmoney Estatesâ€™ largest acreage! Enter through the gates and head along the driveway lined with towering Blue spruce trees to the house, passing white picket and smooth wire paddocks for horses. Park by one of the garages or in front on the turnaround and immediately notice the meticulous landscaping. The home is surrounded by beautiful irrigated flower and tree beds. Upon entering the front foyer, youâ€™ll see the pride of ownership and ongoing renovations that keep the home looking new. To the right is the living room with west-facing windows overlooking the front yard. Behind it is the expansive kitchen and island perfect for entertaining family and friends. The main floor also features the master retreat with a walk-in closet and ensuite. At the far end of the main floor is the elegant dining room and another full bath. Upstairs are two large kidsâ€™ rooms and the third full bath. Head downstairs to the dedicated laundry room, great room, and cozy TV and movie room with a double-gated wine cellar and chill fridge. The lower floor also includes the fourth bedroom and bath. The home was built with a two-car garage, but there is ample additional parking in the detached four-car garage currently used as a woodworking shop. Back outside, this property truly shines. Youâ€™ll find a patio covered by a beautiful pergola, a massive east-facing deck shaded from the summer sun, and steps



away is the hot tub. I can't forget to mention the handcrafted treehouse built for the kids' enjoyment. The property is just under 20 acres, beautifully treed throughout, and backs onto the Carmoney Estate golf course with miles of beautifully built walking and bike trails leading to multiple viewpoints. The property certainly has the room to grow a family but also offers the option to subdivide and build if that family extends beyond the comforts of the current home! You are minutes from the south end of Calgary and have multiple options for great public and private schools nearby. This place is truly a work of art and has been built to perfection over the last 40+ years. I hope you enjoy it as much as the owners have creating it. Thanks. See a full aerial video of the property in the Brochure link!!

Built in 1980

### **Essential Information**

MLS® #	A2231227
Price	\$3,700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,725
Acres	19.52
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	242042 36 Street E
Subdivision	Carmoney Estates
City	Rural Foothills County

County	Foothills County
Province	Alberta
Postal Code	T1S 3P9

### Amenities

Parking Spaces	12
Parking	Double Garage Attached, Electric Gate, Heated Garage, In Garage Electric Vehicle Charging Station(s), Quad or More Detached, Workshop in Garage
# of Garages	6

### Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Kitchen
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Lawn, Many Trees, On Golf Course, Pasture, Secluded, Underground Sprinklers
Roof	Rubber
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 16th, 2025
Days on Market	12
Zoning	CR

### Listing Details

Listing Office

RE/MAX Landan Real Estate

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