

100, 290142 Parkins Road W
Rural Foothills County, Alberta

MLS # A2196500

\$6,995,000



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|--------------------|---|-------------------|----------------|
| Heating: | Central, In Floor, Electric, Natural Gas | Water: | Well |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Open Discharge |
| Roof: | Clay Tile | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 13-21-4-W5 |
| Exterior: | Brick | Zoning: | A |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Closet Organizers, French Door, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Storage, Walk-In Closet(s) | | |
| Inclusions: | None | | |

This is a rare and exceptional opportunity to own a 192-acre estate in the highly sought-after Millarville area. Perched at an elevation of 5,000 feet, this extraordinary property offers breathtaking mountain views and an array of premium amenities. At its heart lies a custom-built, European-style two-story residence, thoughtfully designed for both luxury living and recreation. Spanning over 8,000 sq. ft., the stately brick residence features seven bedrooms and 7.5 bathrooms, including five en-suites. The home offers a formal study, an elegant dining room, a main-floor primary suite (with an additional primary suite on the second level), and private nanny quarters. A stunning sunroom with floor-to-ceiling windows provides an idyllic space to take in the breathtaking views of the pool and Rocky Mountains. Meticulously crafted with exceptional detail, the home showcases custom hand-carved woodwork, coffered ceilings, four fireplaces (one wood-burning and three gas), and a combination of hardwood and custom tile flooring. Italian marble finishes add a touch of sophistication to most bathrooms. The chef's kitchen, features an open-concept layout with beamed ceilings, a unique brick island and dining table, a rare AGA range and high-end built-in appliances blend seamlessly with the custom cabinetry. The main-floor primary suite is a true retreat, boasting a grand gas fireplace, spectacular mountain views, and an opulent ensuite with separate his-and-her bathrooms, walk-in closets, dual showers, and a stunning clawfoot tub as the centerpiece. The estate is designed for year-round enjoyment, featuring a 24x80 heated outdoor saltwater pool enclosed within a custom glass structure. This impressive pool—measuring four meters at its deepest point—includes a 10-foot diving board, a slide, and panoramic 180-degree

mountain views. Heated flooring surrounds the pool area, while a beautifully designed pergola provides the perfect space for entertaining. Adjacent to the pool, the pool house offers added convenience, complete with a kitchenette, a loft, washer/dryer, a/c, and a bathroom featuring a steam shower. For sporting enthusiasts, the property boasts world-class shooting facilities, including: Rifle ranges, Skeet shooting range, Olympic double shooting range, Rabbit clay setup, High sporting clay doubles and mini doubles. Dirt bike riders will appreciate the professionally designed 2-3 km motocross track, featuring 60-80 jumps at the northern end of the property. Equestrian enthusiasts will find 20 acres of open fields, ideal for grazing. Nearby, a 2-3 acre pond—equipped with aerators and stocked with 500 trout—adds to the property's natural beauty. Additionally Estate Features include a Tennis court, a 40x20 carriage house (currently a workshop, easily convertible to a barn) with an upstairs man cave, a 80x30 quonset, and a Charming 300 sq. ft. log cabin with loft and wood-burning fireplace. This one-of-a-kind property must be seen to be truly appreciated.