

**242042 36 Street E**  
**Rural Foothills County, Alberta**

**MLS # A2271809**



**\$3,000,000**

<b>Division:</b>	Carmoney Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,700 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Gated, Heated Garage, In Garage Electric Vehicle Charge Station		
<b>Lot Size:</b>	19.52 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Garden, Gazebo, Irregular Lot, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	34-21-29-W4
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, See Remarks		

**Inclusions:** Hot-Tub - works well but sold as-is, Basement Theatre System (TV, Surround System & Components). ATV and Tractor available at additional cost. Large Saw Table & Shop Racks included. Additional shop woodworking equipment available at additional cost.

This storybook De Winton acreage welcomes you with a gated entrance and a picturesque tree-lined winding paved drive that hints at the beauty and care woven into every corner of the property. Sunlit paddock areas, mature trees, and thoughtfully designed landscaping with tiered rock hardscaping, create an estate-like first impression, complemented by an impressive circular driveway, extensive stonework, and a nearby workshop that adds both function and charm. Inside, the home blends warmth, character, and meaningful updates. A soaring foyer with a grand chandelier opens to curved archways, an open-riser staircase, and a living room anchored by a striking picture window overlooking the front grounds. The extensively renovated kitchen features granite counters, skylights, a central island, focal 2 sided fireplace and rich architectural details, while the dining room offers its own inviting atmosphere with views of the treed backyard. The main-floor primary suite provides a serene retreat with a beautifully updated ensuite and walk-in closet. Upstairs, two additional bedrooms add flexibility, one offering a whimsical peek into the living room below. The backyard is a true extension of the home's storybook charm. An expansive composite deck overlooks the forested yard, a professionally handcrafted treehouse, and a gazebo-style hot tub area — all just steps from the network of extensive nature trails that wind through the property. These paths lead to hidden viewpoints at rolling hilltop peaks, wildlife, and a tranquil pond framed by trees and the distant backdrop of the Carmoney Golf Club. Additional paddocks and well-placed shelters complete the acreage, naturally lending themselves to the vision of horses grazing across the landscape. Meticulously & lovingly maintained, thoughtfully updated, and surrounded by extraordinary natural beauty, this exceptional

property offers a rare blend of rural tranquility and refined living just minutes from the city &mdash; a place where every detail contributes to a lifestyle that feels both magical and deeply grounded. This is the quintessential country residential dream! \*\*\*PLEASE be sure to view the flip-book brochure and video\*\*\*