



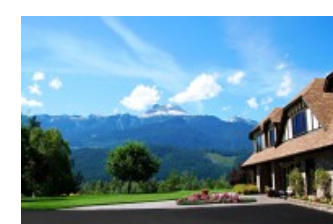
HORIZON REALTY  
REVELSTOKE

Carl Rankin Personal Real Estate Corporation

102 - 217 Mackenzie Avenue  
Revelstoke, BC  
V0E 2S0

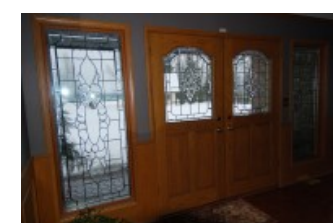
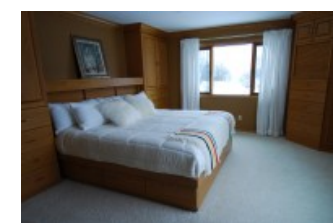
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## 4070 Airport Way



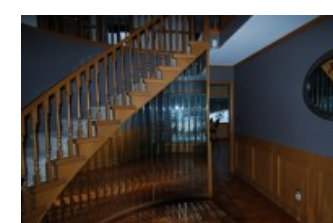
## Details

Price: 2800000  
MLS®: 10036185  
Est. Property Tax: 5186  
Bedrooms: 5  
Bathrooms: 3 ½  
Basement: Fully Finished  
Living Area: 5204  
Parking: 2 Car Garage & 4-6 additional  
Year Built: 1984  
Lot Frontage: 430 ft  
Lot Depth: 405 ft  
Lot Size Area: 4.0 acres



## Description

We present here a rare opportunity to own one of the most exquisite properties Revelstoke has to offer. Enjoy majestic views in all directions from anywhere on the grounds or from any room within this distinctive hilltop residence. Located on four exceptionally private acres, at the south base of Mount Mackenzie, this property backs directly on to the tenured lands of our famous world class Revelstoke Mountain Resort, and would allow for



development of an additional home. The immaculate 5204 square foot home offers 5 bedrooms and 3 ½ baths including an upstairs generously proportioned master bedroom, facing Mount Begbie, with a walk through closet to a 5 piece ensuite bathroom. Walk, from your master bedroom, down a plush carpeted hallway, past a second 4 piece bathroom and three more bedrooms, and enter the stunning large private office adorned with custom fine handcrafted solid oak furniture, fixtures and wainscoting. The main floor of this residence is finished throughout with solid oak fixtures, matched with solid oak hardwood, oak parquet, and porcelain tile flooring. The living room and media room are separated by a two sided bookcase wall with solid oak inlaid glass pocket doors. The basement level is fully finished with wall to wall carpet and has a large family room, two other utility/storage room areas, and a ski storage room that is next to an alternate exit door that leads up to the attached two car heated garage. The home is heated with a wood/electric furnace. Moving outdoors you'll be taken by the elegance of the extensive landscaping and gardens that allow the owner of this unique property to enjoy relaxed rural living in a picturesque serene environment. The lawn, gardens, trees and shrubbery are serviced with an underground irrigation system. This property is perfectly set for private helicopter access and is just a five-minute drive to the village core and gondola base of Revelstoke Mountain Resort, boasting the longest vertical descent in North America, and direct access to heli-skiing and cat-skiing owned and operated by the resort. Another ten minutes beyond the resort is beautiful downtown Revelstoke, a historic Canadian mountain community with an authentic vibrancy and passion for a relaxed lifestyle only Revelstoke can offer. Revelstoke is a genuine four-season paradise and offers everything from world-class skiing, snowmobiling, and Nordic Skiing to endless mountain biking, hiking, fishing and boating options, along with a world class riverside golf course. Just below this property and across the road are the Columbia River reservoir lands which are excellent for biking and walking in the spring and which make this lakefront property each year, as through late spring and summer the local B.C. Hydro Revelstoke Dam runoff fills the "flats" up to the level of the arterial road. For the truly discerning buyer seeking an exceptional resort area home in an extraordinarily private setting, this property offers a matchless opportunity. Amenities 1. Quality custom workmanship throughout. 2. 24ft. x 24ft. Matching Storage Building for Tools & Toys 3. Adjacent land owners are all large parcels. 4. Backs onto Revelstoke Mountain Resort land tenure and 100's of acres of Crown Land. 5. Two separate land parcels allow for development of 3 additional homes. 6. Security Alarm System.



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## Location

