



GRASSROOTS
REALTY GROUP

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290064 240 Street W
Rural Foothills County, Alberta

MLS # A2217557



\$2,145,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,963 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	69.81 Acres		
Lot Feat:	Landscaped, Native Plants, Pasture, Rolling Slope, Treed, Views, Wooded		

Heating:	In Floor, Forced Air	Water:	Cistern, Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	15-21-3-W5
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		

Inclusions: hot tub

This VERY special property is hitting the market for the first time!! If you are looking for a large property with a sprawling walkout bungalow, an abundance of trees and privacy, and EVERY window facing the Majestic Rocky Mountains... then you have found it ! 2 parcels offered for sale together. The house plus 11.32 acres features a meandering driveway into the property. Perfectly perched on a hill for the views that will take your breath away. The almost 2000 sq ft bungalow offers a huge entranceway. Natural light from the windows and skylights will guide you through the perfect floorplan. 3 fireplaces on the main level (2 gas one wood burning) will keep you warm and cozy through the winter months. with all the living spaces being so large, you will love to entertain family and friends in this home. The main level boasts a 4 season sunroom , a galley style kitchen , a huge dining space , a living room, huge primary bedroom with walk in closet and 5 piece ensuite, a well appointed laundry room with sink, a second bedroom , 4 piece bathroom, and an entrance that will charm you right from the moment you walk in. The walkout lower level features 2 more bedrooms (plus flex room) a large rec area - complete with hot tub- and another bathroom. Imagine the joy of living here with your kids and animals ,with so much space to explore .The front parcel with home has a small pond where you can watch the ducks visit and hear the frogs and crickets singing. Graze your horses in the front fenced pasture. The second parcel with over 58 acres provides a forest full of adventures. A pond at the back for skating in the winter, a small hike to an opening with magical views. Lasting memories and special moments will be made on this property. There truly is alot to fall in love with at this special property. Call your favorite realtor today to book your private tour

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