



GRASSROOTS
REALTY GROUP

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218103 76 Street E
Rural Foothills County, Alberta

MLS # A2229980



\$2,250,000

Division:	Foxboro_MFOO		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,090 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Heated Garage, Other, Quad or More Attached, Quad or More Detached		
Lot Size:	5.24 Acres		
Lot Feat:	Cul-De-Sac, Garden, Lawn, Level, No Neighbours Behind, Private		

Heating: In Floor, Forced Air, Geothermal

Water: Cistern, Well

Floors: Carpet, Hardwood, Tile

Sewer: Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: 12-22-29-W4

Exterior: Brick, Composite Siding, Wood Siding

Zoning: CR

Foundation: Poured Concrete

Utilities: -

Features: Bar, Built-in Features, Double Vanity, Kitchen Island, Recessed Lighting, Skylight(s), Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Theatre Seats, Bose Sound System and Laser Projector, Pool Table, Hot Tub, Game-Room Bar Stools (4), Gym TV and TV in Basement Bedroom.

Welcome Home to this perfectly manicured acreage, just minutes to the south end of Calgary. With a number of large updates and renovations recently completed, this is a perfect turn-key opportunity for someone who is looking for an acreage lifestyle. The walkout bungalow offers a spacious and functional floor plan looking west over your property towards the Rocky Mountains. The well equipped kitchen underwent a full renovation including appliances, countertops and custom wooden cabinets. From the kitchen step out onto your covered and elevated west-facing deck, ideal for hosting dinners outside while still being protected from the elements. The deck is finished with Batu wood, the perfect choice when considering quality and longevity. The primary bedroom offers a spacious retreat with a separate door for direct access to the rear deck. Completing upstairs is a private home office, a library that is great for unwinding or reading your favourite book and an additional bedroom. The living space continues into the walkout basement offering an additional 2 large bedrooms, each with their own ensuite bathrooms. A dedicated theatre room is perfect for family movie nights or cheering on your favourite sports team—furniture, Bose sound system and the laser projector are all included in the sale. Stepping outside from the basement, there is additional patio space as well as a hot tub tucked privately into the corner. Last but not least, this property has a two attached oversized double car garages. Off of the first garage is a woodworking shop with all of the proper wiring for your power tools. On the other side, the second garage is setup as a party/games room. Off of this garage, the space was turned into a dedicated games room/bar area, perfect for hosting events or having fun with friends. Outside, the landscaping has been done to perfection. The entire

property has been graded, seeded and fully secured with a new fence to keep your pets on your property. The 54'x32' heated red shop with 100amp service was built in 2016 and is ideal for equipment and storing gear for all of your hobbies. A complete list of upgrades/renovations is available upon request.