



GRASSROOTS
REALTY GROUP

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80057 Highwood Meadows Drive E
Rural Foothills County, Alberta

MLS # A2231183



\$1,245,000

Division:	Highwood Meadows		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,558 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	2.13 Acres		
Lot Feat:	Garden, Gentle Sloping, Landscaped, Private, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	6-21-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: TV and wall mount, ping pong table, trampoline.

Welcome to acreage living at its finest in the sought-after Highwood Meadows subdivision—nestled on 2.13 BEAUTIFULLY LANDSCAPED acres just west of the iconic Saskatoon Farm. This UPDATED WALKOUT BUNGALOW seamlessly blends MODERN FARMHOUSE charm with SERENE COUNTRY LIVING, offering over 1,500 sq ft on the main level and room to grow in the partially finished lower level. Step inside to discover a bright and open living room with soaring VAULTED ceilings, HAND-SCRAPED HARDWOOD floors, and FLOOR-TO-CEILING WINDOWS that flood the space with natural light. A cozy gas fireplace, with TRAVERTINE TILE and a CEDAR MANTLE, creates a warm and inviting focal point. The dining area showcases UPDATED LIGHTING, stylish SHIPLAP feature walls, and direct access to a COVERED DECK—perfect for indoor-outdoor entertaining. The kitchen is complete with CEILING HEIGHT SOFT CLOSE CABINETRY, travertine tile backsplash, UNDERMOUNT LIGHTING, and easy access to the MAIN FLOOR LAUNDRY and mudroom. The primary suite overlooks the private backyard with a WALK-IN CLOSET and a 4-piece ENSUITE featuring a GRANITE VANITY, JETTED TUB, and separate GLASS/TILE SHOWER. Two additional bedrooms and another full 4-piece bathroom complete the main floor. Downstairs, the WALKOUT BASEMENT is drywalled with ELECTRICAL & PLUMBING COMPLETED—ready for your finishing touches. The spacious layout offers a MASSIVE REC/GAMES ROOM perfect for entertaining, a 4TH bedroom, a 2-piece bath, and a dedicated GYM SPACE. Step outside to the LOWER PATIO and enjoy evenings around the FIRE PIT. Additional features include: NEW WINDOWS along the back of the home, Oversized HEATED double attached

GARAGE with adjacent asphalt parking pad, INVISIBLE FENCING for pets, POWERED GREENHOUSE and dedicated GARDEN AREA. Easy access to Okotoks and a short commute to Calgary. This property offers the peace and privacy of acreage living with all the conveniences of city life just minutes away. Don't miss your chance to own this exceptional home!