



GRASSROOTS
REALTY GROUP

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17088 312 Avenue E
Rural Foothills County, Alberta

MLS # A2240967



\$1,650,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,105 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	RV Access/Parking, Triple Garage Attached		
Lot Size:	3.12 Acres		
Lot Feat:	Cul-De-Sac, Landscaped, No Neighbours Behind, Sloped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	9-21-29-W4
Exterior:	Stone, Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage		

Inclusions: Appliances in suite, table in kitchen nook, cushions on corner bench, ready rack racking in shop

Discover this stunning bungalow, completely renovated on the main floor, offering a perfect blend of modern style and comfort. As you step inside, the warm and inviting atmosphere immediately captures your attention, thanks to the cozy fireplace that beckons you to relax. The designated dining room is a stunning space that's perfect for formal gatherings, and the adjacent kitchen area features bar stools and a built-in-bench for more casual dining. The kitchen itself is a culinary dream, boasting high-end finishes, a spacious layout, and a convenient walk-in pantry that's perfect for storing all your kitchen essentials. The kitchen flows seamlessly into the living area, or outdoors, where there is an abundance of natural light that's perfect for everyday living. The main floor living area is perfect for relaxing and entertaining, with plenty of space to unwind. The primary bedroom is a serene oasis, boasting a beautifully appointed ensuite. You'll also appreciate the two bedrooms on the main floor, providing a comfortable retreat with a full bathroom in between them. And for added convenience, the home features a triple garage, providing ample parking and storage. But what really sets this property apart is its idyllic setting on a quiet cul-de-sac, surrounded by 3 acres of private land that offers stunning city views while still maintaining a neighbourhood feel. You'll love the peace and quiet, and the freedom to enjoy your spacious property as you see fit. And with a commute of just over 30 minutes to downtown Calgary, you'll be able to balance the best of both worlds - rural tranquility and urban convenience. Plus, the huge, versatile shop is perfect for hobbyists, entrepreneurs, or anyone looking for a unique space. With a suite that's currently used as an office, the possibilities are endless. Contact me today to schedule a viewing and make this house your dream home!

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