



**GRASSROOTS**  
REALTY GROUP

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80042 210 Avenue W  
Rural Foothills County, Alberta

MLS # A2254005



**\$1,999,900**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,220 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Triple		
Lot Size:	4.67 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lev		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	18-22-1-W5
Exterior:	Brick, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Wet Bar, Wired for Sound		
Inclusions:	Pool Table and equipment, Shuffle board, Sheds, Gas Fire Pit		

Welcome to your dream retreat in the prestigious Red Deer Lake area, near Spruce Meadows. This stunning ranch-style home offers luxury, comfort, and natural beauty. It features four spacious bedrooms on the main floor, including a luxurious Master retreat. The Master ensuite is a sanctuary with a spa-inspired rain shower and large walk-in closet space. The main bath also boasts granite counters and an artisan vessel sink. The expansive living space includes a wood-burning fireplace, Artwood hardwood floors, and a cozy ambiance with High Ceilings. The home hosts a great Kitchen with upgraded appliances and lots of counter space right next to a lovely bright dining room. The newly renovated laundry and mudroom with lockers accessible from the garage, includes a two-piece bath. The freshly painted basement offers luxury vinyl plank flooring, a three-piece bathroom, a wet bar, a wood-burning fireplace, a games room, and a hobby room. A large storage area includes a cold room and wine cellar. The oversized triple garage, with epoxy floors, a tool crib, and heated features, is ideal for projects. A separate single-car garage with Hardie Board siding is perfect for storing larger tools. The private backyard oasis includes a semi-inground, natural gas-heated pool with mountain views, low-maintenance gardens, a wood deck, and two patios with rubber walkways. The deck features a curtained gazebo with a gas fire pit. Children will enjoy the outdoor play structure with a slide, swings, and a clubhouse. A charming bus shelter at the driveway's end keeps kids dry while waiting for the school bus. Additional highlights include a home office with backyard access and westerly rear exposure for mountain views. The location offers a quiet, scenic setting near Red Deer Lake, minutes from Spruce Meadows, and easy access to Calgary amenities. Groceries, medical

services, and delivery services are within 7 minutes. This rare gem combines timeless charm with modern upgrades in one of Calgary’s most desirable rural communities. &nbsp;