



GRASSROOTS
REALTY GROUP

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418038 272 Street E
Rural Foothills County, Alberta

MLS # A2255754



\$1,179,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,520 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	27.26 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Seclu		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	6-20-26-W4
Exterior:	Mixed	Zoning:	A
Foundation:	Block	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Costco grey shed and grey carport shelter/storage, Hot Tub, Freezer in the basement, Treehouse

Looking for the perfect balance of modern living and wide-open space? Welcome to your turn-key dream acreage, set on over 27 acres of natural beauty with a home that has been completely renovated inside and out. As you drive up, a mature shelterbelt frames the property and sets the stage for this showstopper. The curb appeal is undeniable, with Hardie board siding accented by stonework, a full Trex deck with custom topless glass railing, and an epic mountain view that greets you the moment you arrive. Step inside and you'll find no detail has been overlooked. A custom Wegener kitchen with granite countertops, large island, soft-close cabinetry, under-cabinet lighting, and a spacious walk-in pantry anchors the heart of the home. The living room is bright and welcoming, with large windows, luxury vinyl plank flooring, and a cozy wood-burning fireplace finished with a matching concrete hearth. Three large main-floor bedrooms and a bathroom with heated floors create comfort and style, while pine doors and trim add warmth and character throughout. The fully finished lower level is equally impressive, offering a large family room, two additional bedrooms, including one with direct access to the backyard, and another bathroom. Every major component of the home has been thoughtfully upgraded, including newer windows, furnace, hot water tank, septic pump, and electrical panel. A new well with a complete water system has been installed, and the home is hard-wired into a backup generator for worry-free living year-round. This property is just as incredible outdoors as it is inside. A triple-car garage with walk-up access provides plenty of space, while the covered deck is equipped with both gas and electric BBQ hookups. Evenings can be spent around the fire pit tucked into the trees, or enjoying the privacy of your own acreage retreat. With 100 Saskatoon bushes and 400

lilacs planted, there's beauty in every direction, and endless room for kids, pets, and outdoor living. This is acreage living at its finest and designed to take full advantage of its breathtaking setting. This property truly must be seen to be believed.