



GRASSROOTS
REALTY GROUP

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2511687;6;1
Rural Foothills County, Alberta

MLS # A2260389



\$1,649,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,864 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Gra		
Lot Size:	3.68 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Lawn, Many Trees, Private, Subdivided, Tr		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Tile	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Two 50-gallon hot water tanks, a Green sand filter, Water softener, 2 humidifiers, 2 upright fridges, 2 garage door openers with 2 controls		

STUNNING MOUNTAIN VIEWS!! Here is an INCREDIBLE 5,437 SQ FT 2 STOREY HOUSE on 3.68 ACRES incl/HUGE
27’0” X 25’4” ATTACHED OVERSIZED TRIPLE CAR GARAGE, w/4 BEDROOMS, 3 ½
BATHROOMS, + plenty of room for RV PARKING in Rural FOOTHILLS COUNTY!! This Acreage has LOW MAINTENANCE
LANDSCAPING with w/TREES, BUSHES, GRASS, + 3 PATIOS + 1 DECK + 2 BALCONIES to sit back to ENJOY the "SPECTACULAR"
MOUNTAIN VIEWS/SUNSETS. Stepping onto the FRONT PORCH through the FRENCH DOORS, you’re welcomed by a
CURVED STAIRCASE + VAULTED KNOCKDOWN CEILINGS. The LAUNDRY/MUDROOM sits to the right with DIRECT access to the
GARAGE. Through the ARCHWAY is the LIVING ROOM, w/ VAULTED CEILINGS, a WET BAR, a STUNNING BRICK WOOD BURNING
Fireplace + direct access to the back DECK. The DINING ROOM will sit loved ones for SPECIAL MEALS or GAME NIGHTS. The WARM
+ COZY Kitchen is equipped with GRANITE COUNTERS, a LARGE Kitchen Island w/a PREP SINK - PERFECT for baking or Cooking
Large Meals, SS APPLIANCES incl/GAS RANGE, + PANTRY + BREAKFAST BAR. The Breakfast nook is IDEAL for casual dining
w/DIRECT ACCESS to the FRONT PATIO. A COZY Family room w/PATIO access and a WOOD BURNING FIREPLACE is the
PERFECT place to unwind. Adjoined to the Family Room is the SUN-FILLED SUNROOM w/180 degree VIEWS out the windows. Toward
the Foyer is the 2 pc bathroom for guests and a Convenient Office, PERFECT for some WORK FROM HOME Flexibility. Heading up the
Staircase are 4 GOOD-SIZED Bedrooms. Bedroom 4 is to the right - Bedroom 3, shares a stunning view from a PRIVATE BALCONY with

Bedroom 2. Across the hall is the shared 4 pc bath. The UNIQUE Primary room has a spacious 5 pc bath w/a private water closet + a walk-in closet + ENJOY a quiet sunset on your PRIVATE BALCONY + additional views through the Sunroom!! Down in the Carpeted WALKOUT BASEMENT is the 29' X 18' FAMILY ROOM that is PERFECT for those MOVIE NIGHTS, + ENTERTAINING!! The LARGE REC-ROOM PROVIDES PLENTY OF SPACE FOR A POOL TABLE or GAMES, with EXTRA space in the FLEX ROOM for a home GYM. AN updated 3 pc BATH w/HEATED TILED Floor. There is a Door w/Stairs that leads up to the Garage, which is a SEPARATE ENTRANCE + 2 STORAGE ROOMS, a UTILITY ROOM. NOTABLE UPGRADES: TRIPLE PANE Windows 2018, Doors 2018, 2 Furnaces 2019, Roof 2015. Perfectly located just off 192 STREET W, south of HIGHWAY 22X, this property offers a rare blend of PEACEFUL SECLUSION and QUICK ACCESS to CALGARY (13 Min), PRIDDIS, AND THE ROCKY MOUNTAINS. Enjoy the SERENITY of this remarkable landscape, with 11 MINS TO MILLARVILLE SCHOOL (K–8) and 17 MINS TO OILFIELDS HIGH SCHOOL (9–12), 20 MINS to Groceries and Shopping. Located within a DARK SKY PRESERVE AREA, evenings here are nothing short of spectacular - CRYSTAL-CLEAR NIGHT SKIES illuminated by a CANOPY OF STARS. Every acre of this land tells a story of TRANQUILITY, POSSIBILITY, AND TIMELESS ALBERTA BEAUTY - a place to build your future and a lasting legacy. There is so much VALUE in this SPECTACULAR HOME, BOOK your showing TODAY!!