



**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

**Floors:** Carpet, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**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

**Water:** Well

**Sewer:** Septic Field, Septic System, Septic Tank

**Condo Fee:** -

**LLD:** -

**Zoning:** CR

**Utilities:** Electricity Connected, Natural Gas Connected

**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 "X 25" ATTACHED OVERSIZED TRIPLE CAR GARAGE, w/4 BEDROOMS, 3 1/2 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 "X " 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 + 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&dash;8) and 17 MINS TO OILFIELDS HIGH SCHOOL (9&dash;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!!