



**GRASSROOTS**  
REALTY GROUP

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306036 43 Street W  
Rural Foothills County, Alberta

MLS # A2265400



**\$1,330,000**

|           |                                                                            |        |                  |
|-----------|----------------------------------------------------------------------------|--------|------------------|
| Division: | NONE                                                                       |        |                  |
| Type:     | Residential/House                                                          |        |                  |
| Style:    | 3 (or more) Storey, Acreage with Residence                                 |        |                  |
| Size:     | 3,680 sq.ft.                                                               | Age:   | 2019 (6 yrs old) |
| Beds:     | 8                                                                          | Baths: | 4 full / 1 half  |
| Garage:   | Double Garage Attached, Heated Garage, Oversized, Private Electric Vehicle |        |                  |
| Lot Size: | 2.00 Acres                                                                 |        |                  |
| Lot Feat: | Cul-De-Sac, Few Trees, Level, Open Lot, Pie Shaped Lot                     |        |                  |

|             |                                                          |            |              |
|-------------|----------------------------------------------------------|------------|--------------|
| Heating:    | Forced Air                                               | Water:     | Well         |
| Floors:     | Carpet, Concrete, Hardwood, Tile                         | Sewer:     | Mound Septic |
| Roof:       | Asphalt Shingle                                          | Condo Fee: | -            |
| Basement:   | Full                                                     | LLD:       | 10-21-1-W5   |
| Exterior:   | Brick, Concrete, Wood Frame                              | Zoning:    | CR           |
| Foundation: | Poured Concrete                                          | Utilities: | -            |
| Features:   | Bookcases, Closet Organizers, Double Vanity, French Door |            |              |

Inclusions: N/A

This impressive family home offers over 3,500 sq. ft. of developed living space on a quiet, two-acre lot just outside the city. This 8 bedroom, 4 bathroom home blends classic character with modern comfort, every detail has been thoughtfully updated with new mechanical systems and finishes throughout. The main floor welcomes you with bright, open spaces and beautiful flow between rooms. There's a formal living and dining room, a butler's pantry, a private office/den with a two-way gas fireplace that opens to the family room. A chef's kitchen with an eat-in kitchen area that overlooks the yard. Off the kitchen, the mudroom connects directly to the oversized heated garage—perfect for family life and extra storage. Upstairs, the primary bedroom feels like a retreat, complete with a large ensuite and walk-in closet. You'll also find three more spacious bedrooms and another full bath and upper laundry. The third floor offers a huge bonus room with two cozy window nooks—ideal for reading or relaxing—and its own full bathroom with shower. The newly developed basement adds even more living space with three large bedrooms and a generous family room currently set up as a gym as well as additional laundry downstairs. Yes, two laundry rooms. Outside, the wide-open acreage provides plenty of room to play, entertain, and enjoy the prairie views. There's also an above-ground pool that stays with the home, offering a fun summer escape. Set on a non-through, cul-de-sac road, this property delivers quiet country living with quick, easy access to Calgary. A rare find—modern comfort, open space, and a warm, inviting home all in one.