



GRASSROOTS
REALTY GROUP

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266106 21 Street W
Rural Foothills County, Alberta

MLS # A2269193



\$949,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,289 sq.ft.	Age:	1992 (33 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	2.89 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, Low Maintenance La		

Heating: In Floor Roughed-In, Forced Air, Natural Gas

Water: Well

Floors: Carpet, Hardwood, Laminate

Sewer: Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 26-21-1-W5

Exterior: Wood Frame, Wood Siding

Zoning: CRA

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Walk-In Closet(s)

Inclusions: RO System, rough in floor heating

Five mins to the Calgary city limits sets this property apart from the rest of the acreages. Perfect balance of peaceful country living with the convenience of the city nearby. Situated on 2.89 acres of fully fenced and landscaped land, this beautiful property offers privacy, space, and accessibility. Only ten minutes to the C-train and all the amenities of 168th Avenue, you'll love how easily you can transition between rural tranquility and urban convenience. The two-story home, originally relocated to this site, is set on a newer concrete foundation and offers over 3,000 square feet of developed living space. The main level features rich hardwood flooring throughout the main level, excluding the laundry and back entry. A spacious living room with a feature gas fireplace opens to the dining area and a completely renovated kitchen. The kitchen is a chef's dream with quartz countertops, stainless steel appliances including a gas stove, a newer fridge and dishwasher, ample cabinetry, and a large island with an eating bar. Also on the main level is a generous laundry area with extra pantry storage, a two-piece bathroom, and a large office conveniently located just off the front entry. Upstairs you'll find three spacious bedrooms, including the master bedroom with a walk-in closet and a five-piece ensuite. Another four-piece bathroom completes the upper level. The fully developed basement has just had 40k of upgrades including flooring, doors and baseboards. The basement adds even more living space with two additional bedrooms, a recreation room, and another four-piece bathroom. Recent upgrades include a newer furnace and a six-year-old hot water tank. Outdoor living is a highlight, with a large wrap-around deck that provides a westward view of the mountains on clear days. A triple car garage (tandem on one side, single on the other) completes the

package. High ceilings in the garage for those of you car lovers. This is a rare opportunity to enjoy country charm with unbeatable proximity to the city.