



**GRASSROOTS**  
REALTY GROUP

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200, 202035 80 Street W  
Rural Foothills County, Alberta

MLS # A2272812



**\$1,450,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,857 sq.ft.	Age:	1978 (47 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Double Garage Detached, Insulated, Oversized, Quad or More Detached, RV		
Lot Size:	2.64 Acres		
Lot Feat:	Dog Run Fenced In, Garden, Irregular Lot, Private, See Remarks, Treed		

Heating:	Baseboard, Boiler, In Floor, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	18-22-1-W5
Exterior:	Stone, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Phone, Water P
Features:	Central Vacuum, Granite Counters, Kitchen Island, See Remarks, Walk-In Closet(s)		

**Inclusions:** Dog Run, Security System without contractual obligations (as is). Fridge in the basement, .

This beautifully treed and well-maintained acreage offers outstanding privacy and an incredibly convenient location, just minutes from Calgary. Set on 2.60 acres and surrounded by mature evergreens, this large bungalow provides 2,857 sq. ft. above grade and over 5,700 sq. ft. of total interior space. It includes a triple attached garage and a separate heated shop with running water, measuring 26 x 50 feet. This is a rare opportunity to enjoy quiet country living with mountain views and stunning sunsets while remaining within walking distance of the city. The main level is bright and welcoming, featuring a spacious front entry, rich hardwood floors, and large windows overlooking the property. The dining and sitting rooms are warm, comfortable spaces filled with natural light. The kitchen is practical and well-designed, offering full-height cabinetry, granite counters, a large island, wine storage, and a sunny breakfast nook with a clear sightline into the backyard. The primary suite offers a true sense of retreat with its impressive dimensions, easily accommodating a king bed along with space for a reading area or lounge furniture. The custom walk-in closet provides excellent organization, and the beautifully finished ensuite features a deep soaker tub, glass shower, double vanity, and rich wood cabinetry. Two additional bedrooms, a full bathroom, an office or den, a family room, a mud room, and a laundry room complete the main level. The fully developed lower level adds exceptional flexibility, offering a large recreation area, bar space, media room, three additional bedrooms, two bathrooms, several storage rooms, and a convenient kitchenette. This layout is ideal for large families, multigenerational living, or anyone wanting extra space for hobbies or entertaining guests. A steam room is roughed in and ready for the next owners to finish if desired. Outside, the

property offers both privacy and highly usable yard space. Tall trees create a natural buffer around the home, and there is a pleasant outdoor fire pit area, a pond, and plenty of open, partially irrigated lawn to enjoy. The fully fenced garden, complete with elk fencing and raised beds, is perfect for growing produce or flowers. The exterior of the home has motion sensitive lighting and has been upgraded with high-end Hardy Board siding. Mechanically, the property is serviced by a super productive 8.5 GPM well. The home is heated with two boilers that provide a very efficient and comfortable, even heat throughout the entire home. Electric heated floors are located in the kitchen, the ensuite bathroom, and the 2 piece bathroom by the laundry room. With its excellent location, privacy, square footage, and versatility, this acreage presents a fantastic opportunity in a highly sought-after area. It offers the quiet of country living while keeping you close to all city amenities. Book a private viewing at your convenience.