



GRASSROOTS
REALTY GROUP

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242016 White Post Lane
Rural Foothills County, Alberta

MLS # A2275199



\$1,399,900

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|------------------|---|---------------|-------------------|
| Division: | White Post Lane Est | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 2,262 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 2.08 Acres | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many T | | |

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| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | Co-operative |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 36-21-2-W5 |
| Exterior: | Brick, Wood Frame, Wood Siding | Zoning: | CR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bidet, Bookcases, Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Storage | | |

Inclusions: Shelving in cold room, shelving in storage closet in basement, electric generator and generator hook up, electric stove in summer kitchen, refrigerator in summer kitchen

Set in a PRIME LOCATION just minutes from Calgary and close to excellent schools, this exceptional family home offers space, privacy, and a lifestyle that's increasingly hard to find. With over 4,550 square feet of fully developed living space, this property is designed to accommodate large or growing families, multi-generational living, and memorable entertaining. The home features five generously sized bedrooms, including a huge, primary suite complete with patio doors leading to a large west-facing balcony—the perfect spot to unwind and enjoy evening sunsets. Two fireplaces—one wood-burning and one natural gas—add warmth and character throughout the home. At the heart of the home is a magnificent SUNKEN GREAT ROOM spanning approximately 525 square feet, luxuriously carpeted and rich wood accents. This impressive space with its COZY FIREPLACE is ideal for hosting family gatherings, celebrations, or simply enjoying everyday living on a grand scale. The access to the back patio makes this space perfect for entertaining inside and out. The updated kitchen features granite countertops, a BEAUTIFUL CERAMIC-TILED floor, and updated appliances - perfect for large gatherings or simple family meals. Hardwood, ceramic tile, and carpeted flooring throughout provide both durability and comfort. The fully developed basement includes a summer kitchen, offering excellent flexibility for extended family, guests, or entertaining and a huge rec room for games, workouts or an extra bedroom. Outside, the acreage setting truly sets this property apart. A large, level grassed area offers space for a private soccer pitch or multi-sport play, while the wooded eastern portion of the property adds privacy and a natural buffer. Wildlife—including deer, moose, and a wide variety of birds—are frequent visitors, creating a peaceful,

nature-rich environment. Additional highlights include an under-drive double garage, paved road access to the driveway, and a quiet, private setting that still offers easy access to Calgary and nearby amenities. An outstanding opportunity to enjoy acreage living without sacrificing space, comfort, or convenience—this is a home built for family, entertaining, and lasting memories.