



238039 44 Street E
Rural Foothills County, Alberta

MLS # A2290349



\$1,700,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,058 sq.ft.	Age:	1993 (33 yrs old)
Beds:	6	Baths:	4
Garage:	Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	4.45 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Native Plants,		

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	3-22-29-W4
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, French Door, Granite Counters, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to your private Foothills retreat, where peaceful country living meets stunning Alberta scenery. Set on a beautifully maintained acreage mere minutes from Calgary, this 4-acre property offers the perfect opportunity to enjoy the Foothills lifestyle—wide open spaces, fresh country air, nearby river access, and breathtaking views in every direction. This home has undergone significant updates, including rubber roof with 50-year warranty (2009), an updated kitchen and flooring, replacement of poly-B plumbing and new windows (2024), and recently replaced furnaces and central AC units. With expansive views and big Alberta skies, this property truly captures the essence of rural living in Foothills County. The home offers spacious and comfortable living (almost 5000 sq ft of living space), with large windows designed to bring the outdoors in and showcase the surrounding landscape. Whether you’re enjoying quiet mornings with a coffee or hosting friends and family, the property provides the perfect setting for both relaxation and entertaining, with ample mature trees for true privacy. The home offers exceptional space and functionality with six bedrooms thoughtfully laid out for family living. The spacious primary suite provides a relaxing retreat, complete with a 5-piece ensuite and a large, fully organized walk-in closet. Designed with both comfort and versatility in mind, the home also features a generous bonus room—perfect for a family lounge, playroom, or home office—along with a large recreation room in the basement ideal for entertaining, movie nights, or additional living space. Everyday convenience is enhanced by a practical mudroom located just off the garage, providing the perfect drop zone for coats, boots, and gear after a day enjoying the outdoors. In addition to the home, the property features multiple outbuildings, including a garden shed,

an oversized triple attached garage, and a large 32' x 56' shop with loft, barn, and workshop, providing exceptional space for vehicles, equipment, hobbies, or small business needs. There is also a fully equipped chicken coop, an extensive rain capture system, and irrigated raised beds. The fully fenced acreage offers room for RV parking, outdoor activities, gardening, or simply enjoying the privacy and freedom that acreage living provides. A fantastic retreat for any horticulturists, the multiple gardens have been meticulously maintained. Located in the heart of Foothills County, you'll enjoy the charm of country living while remaining a very short drive to Calgary's amenities, and services, with schools and sporting facilities in the neighbourhood. The home is situated directly across from the prestigious Carnmoney golf and country club and offers the perfect location for any golf enthusiasts, with two additional courses within a 7-minute drive. This is a rare opportunity to experience the best of spacious living, privacy, and unforgettable scenery, all in one remarkable property.