



**336207 Leisure Lake Drive W
Rural Foothills County, Alberta**

MLS # A2295240



\$1,300,000

Division:	Leisure Lake		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,583 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, RV Access/Parking		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	33-22-4-W5
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: Alarm Hardware, Front Door Key Pad, Smart Doorbell, Pool Table in Basement, Govee Exterior Lights, Hot Tub (As Is), Water Softener (As Is)

Privacy is the ultimate luxury, and this exceptional 4-acre property delivers just that. Surrounded by mature trees and accessed by a fully paved horseshoe driveway, this impressive lot offers a 2-storey home, large barn, abundant storage, kids’ treehouse, and even a zip line for endless outdoor fun. Inside, hardwood flooring and a functional open-concept layout create a warm and inviting atmosphere that is ideal for both everyday living and entertaining. The spacious kitchen features ample cabinetry and counter space, a central island, and a pantry. The breakfast nook overlooks the backyard, while the living room is anchored by a cozy gas fireplace. A generous great room offers flexibility for a variety of furniture layouts, and the formal dining room is perfect for hosting large family dinners or special occasions. The sunroom is filled with natural light, surrounded by windows, and provides beautiful backyard views. A laundry room and 2-piece bathroom complete the main floor. Upstairs, you’ll find a rare 4-bedroom layout, with all bedrooms offering exceptional space. The guest bathroom includes dual sinks and a linen closet, while the primary retreat easily accommodates king-sized furniture and features a large walk-in closet plus a 5-piece ensuite. The fully finished basement adds even more living space with a games room, family room, 3-piece bathroom, and ample storage. Recent upgrades include new shingles (May 2022), a new hot water tank (2021), and a new secondary sump pump (2025). The double attached garage is fully insulated. Step outside and enjoy everything this incredible property has to offer: a large deck with two gas lines for an optional BBQ or heater, a hot tub (sold as is), treehouse, zip line, and a large barn with extensive storage. The trees on the property have been carefully maintained to encourage healthy, mature growth,

enhancing both the beauty and privacy of the setting. Located in a truly special community, this property offers the best of both worlds: peaceful country living with everyday convenience. Residents enjoy access to a beautiful four-season community lake with no lake fees, and you're less than 25 minutes to Costco. Plus, Bragg Creek, the mountains, and charming local coffee spots are only minutes away.