



32015 292 Avenue E
Rural Foothills County, Alberta

MLS # A2295819



\$1,599,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 2,293 sq.ft. | Age: | 2010 (16 yrs old) |
| Beds: | 4 | Baths: | 2 full / 2 half |
| Garage: | Parking Pad, RV Access/Parking, Triple Garage Attached | | |
| Lot Size: | 5.00 Acres | | |
| Lot Feat: | Back Yard, Brush, Cleared, Corner Lot, Corners Marked, Creek/River/Stream | | |

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|--------------------|--|-------------------|-------------------|
| Heating: | Boiler, Central, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas | Water: | Private |
| Floors: | Carpet, Concrete, Hardwood, Tile | Sewer: | Engineered Septic |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 15-21-29-W4 |
| Exterior: | Composite Siding | Zoning: | CR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Wired for Data | | |
| Inclusions: | RV 240 volt RV Connection | | |

*** For more information, please click the "More Information" button. *** You have discovered your dream lifestyle in this amazing gated estate nestled on 5 acres of picturesque land with breathtaking views in every direction. Perfect for active families, this property offers a paved multi-sport courtyard, with a landscape for winter and summer adventures exploring the expansive grounds. Boasting over 4,000 sq ft of living space across three levels, this home features 4 bedrooms, 4 bathrooms, and an array of amenities including an oversized shed/workshop and an in-floor heated 3-car garage with a dog-wash station and 240v RV connection. Located just 2 km from two K-9 schools and an indoor ice rink, with a short commute to South Calgary, convenience is at your doorstep. Strategically situated 3 minutes from a K to 9 schools, 10 minutes from Calgary South Health Campus (major hospital) and VIP movie theatres and stores, 15 minutes from Okotoks, 30 minutes from the downtown Calgary tower and city centre, 40 minutes from the Calgary airport, and 90 minutes from Banff national park. Inside, the home offers cozy winters and cool summers with dual air-conditioning. The chef's kitchen includes granite countertops, stainless-steel Kitchenaid appliances, and a large island perfect for entertaining. Upstairs, the primary bedroom features a luxurious 6-piece ensuite and walk-in closet, alongside three additional bedrooms and another full bath. The lower level boasts in-floor heating throughout, high ceilings, a gym, open theatre area, hobby room, pool/games area, studies and ample storage. Outside, relax on the south-facing deck with an outdoor kitchen, fireplace, and a year-round enclosed SwimSpa pool and hot tub for endless fun and relaxation all surrounded by mature landscaping, fencing, an automated front gate, and horse-ready enclosures. This is your chance to

create lasting memories in this extraordinary home.