



48149 279 Avenue E
Rural Foothills County, Alberta

MLS # A2296346



\$2,950,000

Division:	Deer Creek Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,168 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Additional Parking, Asphalt, Driveway, Driveway, Front Drive, Garage Door Op		
Lot Size:	4.26 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Envir		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	23-21-29-W4
Exterior:	Composite Siding, Shingle Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Bar, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: tv wall mounts x 5, mounted TV x 1 outside, mini fridge x3, 3x camera and doorbell cam, central ac units x2, washer, dryer, pool table in barn, playset, trampoline, pool, horse feeder, horse shelter, BBQ, Barrels, built-in shelving in garage, Fridge and freezer in garage.

From the moment you drive up, there's an immediate sense that this property is something special—set on 4.26 beautifully developed acres, it offers both presence and a quiet, understated grandeur. The home's exterior showcases shingle-style siding crafted from high-quality compressed wood, complemented by extensive board and batten detailing and steep gables, creating a timeless architectural look carried consistently through the 5,589 sqft home and extended across the outbuildings. Expansive windows throughout invite natural light and capture views in every direction, while the interior offers a sense of comfort and ease felt the moment you walk through the door. At the heart of the home is a beautifully designed kitchen with hand-painted raised panel cabinetry, marble and granite surfaces, a statement double fridge/freezer, and a 48" dual fuel range. A walk-in pantry with a bar fridge and copper sink offers additional prep space, while custom reclaimed wood shelving adds warmth and character. Rare oiled wide-plank hardwood, travertine, and copper fixtures are featured consistently across the home. The main living areas extend seamlessly to a covered outdoor space with a vaulted wood ceiling and a double-sided fireplace, enhancing both indoor and outdoor ambiance. A custom open staircase connects all levels, leading to an upper level with dual primary walk-in closets connected directly to the laundry room for a practical circular flow. An attached nanny suite offers flexibility with a private entrance, deck, full bathroom, and bar area—ideal for guests or extended family. The grounds feature extensive custom stonework, cobblestone pathways, and mature landscaping surrounding a tranquil pond. Raised garden beds, a fully enclosed vegetable garden, and an insulated, powered chicken coop match the main home's

aesthetic. Irrigation and power are distributed across the entire property for easy maintenance. Perfectly suited for horse owners, the setup includes a barn with a landscaped patio, a dedicated recreation/pool table space, matching horse shelters, and additional fenced livestock areas. The oversized 1,500 sqft heated garage includes built-in cabinetry, extensive paved parking, and RV parking with full power hookup. Built for long-term performance, the home includes a triple furnace system for zoned heating, dual AC, boiler-based in-floor heat in the basement, and year-round water access in the garage. Every structure has been designed to complement the home, creating a cohesive and well-executed acreage where nothing feels out of place. This is more than a home; it's a place to live well, gather often, and enjoy every season.