



40238 543 Avenue E
Rural Foothills County, Alberta

MLS # A2299810



\$1,385,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,629 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	4
Garage:	220 Volt Wiring, Electric Gate, Garage Door Opener, Gravel Driveway, Insulated		
Lot Size:	2.35 Acres		
Lot Feat:	Back Yard, Cleared, Cul-De-Sac, Lawn, No Neighbours Behind		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	33-18-29-W4
Exterior:	Brick, Veneer, Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Set on just over 2 acres and only 5 minutes southwest of High River, this CUSTOM BUILT HOME offers nearly 4,000 sq ft of developed living space in a private setting backing onto an environmental reserve, giving you the space, privacy, and lifestyle people are searching for but rarely find this close to town. Step through the front door and you are immediately welcomed by an expansive open concept space, highlighted by soaring VAULTED ceilings, a stunning floor to ceiling BRICK GAS FIREPLACE, and a custom FIR WOOD staircase that acts as a true architectural feature. The kitchen is seamlessly integrated into this space and is built to stand out, featuring a large central island, custom cabinetry, premium appliances, including a 36 inch INDUCTION WOLF RANGE that brings both style and performance. The main floor is finished with wide plank white oak ENGINEERED HARDWOOD, along with 9 foot ceilings, and 8 foot doors. The layout is both practical and flexible, offering a main floor bedroom or office, a full bathroom, and laundry, all thoughtfully positioned to enhance how the home functions day to day. The upper level is highlighted by a stunning primary suite, complete with its own PRIVATE BALCONY showcasing west facing MOUNTAIN VIEWS, an ensuite featuring a dual vanity with quartz countertops, a freestanding tub, and a glass enclosed shower, along with a spacious walk in closet that creates a true retreat. Two additional bedrooms, a comfortable sitting area, and a custom designed staircase complete a second level that blends both function and style. The basement is fully finished and adds significant, well designed living space to the home. You will find two spacious bedrooms, a beautifully finished 3 piece bathroom, and a massive entertaining area that is enhanced by CUSTOM CABINENTRY, creating the perfect setup for a media room, games area, or

extended family space. In floor heating runs throughout, adding a level of comfort that you will appreciate every single day. Step outside, and you start to understand what truly sets this property apart. The set-back lot creates a level of privacy that's hard to find, giving you space to enjoy the outdoors the way it's meant to be. It's built for both entertaining and everyday living, with a hot tub hookup already in place. A SECURITY GATE adds an extra layer of privacy and peace of mind. Stamped concrete patios at both the front and back create clean, functional spaces to relax and gather. You have a TRIPLE ATTACHED GARAGE plus a detached HEATED SHOP, giving you all the room you need for vehicles, storage, or a dedicated workspace without compromise. And it's not just about the space, it's how comfortably you live in it. With CENTRAL A/C and a 2-ZONED furnace, the home is designed to keep every level feeling just right, no matter the season. Every detail is designed for how the home lives day to day, with space to grow without losing connection. Opportunities like this, with this level of finish, space, and privacy, are rare!