



**482011, 64 STREET**  
**Rural Foothills County, Alberta**

**MLS # A2304123**



**\$1,255,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,700 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Electric Gate, Garage Door Opener, Gravel Driveway		
<b>Lot Size:</b>	4.99 Acres		
<b>Lot Feat:</b>	Cleared, Dog Run Fenced In, Landscaped, Open Lot, Private, Treed		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Other, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	23-19-29-W4
<b>Exterior:</b>	Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	RUR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data		

**Inclusions:** HOT TUB

Opportunity awaits in this rare gated 5 acre fully developed acreage. This home was custom built in 2015 and includes 4 bedrooms, a fully treed yard, and a beautiful Alberta mountain view! A wrap around deck includes glass railings, a BBQ area, and your own oasis in an included hot tub! Inside you will find a natural gas fireplace, large vaulted ceilings, and an open concept kitchen and dining area perfect for entertaining. The primary suite is on the main floor, with a large walk in closet and an sprawling ensuite, with his and hers sinks, and a grand tiled shower. The home is constructed with an ICF foundation, complete with in-floor radiant heat, central air conditioning, and a security system capable of home automation. The basement boast separate areas for entertaining including a sitting area, a space for a pool table, as well as space for a home office or gaming area! Two large bedrooms have ample closet space with big bright east facing windows for that morning sunlight. Lastly, there is an oversized tub and shower in the executive basement bathroom. Other features of this home include stainless appliances, air conditioning, BBQ hookups and an OVERSIZED 30x30 heated garage! This property wont last long, so call today to book your appointment!