



64228 306 Avenue W
Rural Foothills County, Alberta

MLS # A2110643



\$1,850,000

Division:	Rural Foothills County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,418 sq.ft.	Age:	2022 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	6.50 Acres		
Lot Feat:	Front Yard, Many Trees, Secluded, Sloped Down, Views		

Heating:	In Floor	Water:	Well
Floors:	Laminate	Sewer:	Mound Septic
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	17-21-1-W5
Exterior:	Metal Siding	Zoning:	CRES
Foundation:	Slab	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: none

OPEN HOUSE JULY 7th. 12:00-4:00. Within minutes from Calgary, set on 6.5 enviable Alberta Foothills acres, this generous 3400 sq. ft….care free maintenance is immediately evident in this Integrity built house with durable red metal siding exterior, an oversized double finished garage, surrounded with established meadows framed by trembling aspens. Thoughtfully and carefully designed to amplify both coziness and luxury, the warm efficient country themed interior offers vaulted ceilings with eight foot doors, while deep-set windows promote magnificent views. Wide vinyl plank flooring throughout is heated by a state-of -the art Hexcore system, specifically designed for use under rigid floating floors. On the main level, the home reveals up to date details in the open plan chef’s kitchen/dining room, spacious living room gas fireplace and study/library/office. Privacy is punctuated by the east end master bedroom with direct access to the serene outdoors, spacious walk-in closet and large five piece ensuite. The west end completes two bedrooms, laundry room, mud room, and generous bathroom. Upstairs the saying “a room with a view “ is an understatement! This fully finished 920 sq. ft. loft has two separate areas with a three piece bathroom. The space awaits your creativity! A VALUE ADDED LOCATION!! This property is a short drive North to Calgary or South to the energetic growing town of Okotoks. Strathcona-Tweedsmuir School and Calgary Polo Club can be seen to the East with Spruce Meadows 15 minutes to the North. You will enjoy the elevated lifestyle provided by this acreage!! Also adjacent Lot 2 (2.75 acres MLS#A2141135) and Lot 3 (2.99 acres MLS# A2143562) are for sale! Take a peek at this home on Intergrity Group website "Our Customers" Highwood with Loft.