



266077 21 Street W
Rural Foothills County, Alberta

MLS # A2119537



\$1,380,000

Division:	DeWinton Heights		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,727 sq.ft.	Age:	1993 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	2.92 Acres		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	26-21-1-W5
Exterior:	Vinyl Siding	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, French Door, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Walk-In Closet(s)

Inclusions: N/A

This classic heritage style 3 + 2 bedroom plus den home has a new fully developed basement with an easily integrated potential illegal suite with separate entrance, pre-framed doorways and roughed in plumbing for a kitchen and 2nd bathroom behind the walls and floor. The property is built on one of the best acreages in the area of Dewinton Heights with trees to the southwest and all the comfort and size you could wish for. This home gives you the true feel of old world charm and character from the first step on to the large covered porch that wraps around the entire front of the home, covering both the side entrance and the grand front entry. When you approach the new concrete driveway you will note the geometric ornamentation on the extra large overhanging eaves that extend the depth of the front porch. Imagine enjoying visits with family and friends on rocking chairs or swings while you overlook your peaceful setting with a backdrop of trees at the edges of your fenced retreat. Large attached garage with upper loft (partially heated, not counted in the square footage) that could be converted to a shop or living space. The new developed basement has vinyl plank flooring and in-floor heat rough in throughout the basement is a great place for a theatre room or can easily convert to secondary living space to suit to your needs. VIEW FROM 11:00AM - 2:00PM or contact your favorite realtor.