



32104 314 Avenue E
Rural Foothills County, Alberta

MLS # A2120809



\$1,650,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	6,075 sq.ft.	Age:	1992 (32 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Attached Carport, Triple Garage Attached		
Lot Size:	4.98 Acres		
Lot Feat:	Irregular Lot, Landscaped, Many Trees		

Heating:	Baseboard, Forced Air, Natural Gas, Radiant	Water:	Well
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt, Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	10-21-29-W4
Exterior:	Cedar, Metal Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For
Features:	No Smoking Home, Recreation Facilities, Separate Entrance		

Inclusions: N/A

This spectacular property features an impressive attached 2606 sqft *INDOOR SPORTS COURT* ideal for basketball, volleyball, or pickleball just to name a few activities. Attached to the court is a *SPACIOUS 809 sqft WORKOUT GYM* perfect for your family and friends to stay in tip top shape! This home is located on a 4.98 acre lot that is surrounded by trees which offers the privacy that you've always wanted. This generational home can accommodate multiple living arrangements for your direct and extended family as many of the rooms have the ability to serve multiple purposes and provide value in different ways. As you enter, you're greeted by an inviting open living room that serves as a gathering place for the family. To your right, discover two special rooms: a versatile sunken office space and a generously-sized mudroom with its own external access, ideal for transitions from your outdoor activities. The heart of the home features an upgraded kitchen with stainless steel appliances, white quartz countertops and trendy tile backsplash. Adjacent to the kitchen is a good sized eating area with sliding doors onto a big deck that looks onto your backyard area that is perfect for enjoying the serene surroundings. Off of the kitchen is the indoor sports court and workout area. The workout gym has space for an entire exercise experience and conveniently looks onto the Sports Court. It is also accessible from the basement stairs for added convenience. The main floor continues with a spacious laundry room and an updated two-piece bathroom. There is a room currently being used as a storage room but could be also used as another den area. The original primary suite area can be utilized as a bedroom or family room area and has access to the 3 piece ensuite. This room leads to a new section of the home featuring an additional bedroom and a new primary

bedroom with stunning views of the estate. Take the nearby stairs to access the walk-out basement, which boasts just under 2000 sqft of living area. This basement is designed for entertainment and has an updated three-piece bathroom, an office, and two large bedrooms from the recent extension, each with splendid views through expansive windows. This home also offers an oversized single car garage to the left of the gym and a carport area for 3 more cars. Some exterior features include a large shed, firepit area, and many large green spaces between the trees that can work great for hosting outdoor get togethers and events with your family and friends. The current owners have used their land along with opening the doors to the sports court to host weddings and other large get-togethers. As an added bonus the pavement on the property was redone just last year! This property, with its blend of comfort, style and vast recreational options, presents a unique opportunity to own a versatile home tailored for both relaxation and active living.