



**192022 Downings LANE W**  
**Rural Foothills County, Alberta**

**MLS # A2132848**



**\$1,699,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,980 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Asphalt, Driveway, Heated Garage, RV Access/Parking, Triple Garage Attach		
<b>Lot Size:</b>	4.66 Acres		
<b>Lot Feat:</b>	Gentle Sloping, Irregular Lot, Landscaped, Many Trees, Secluded, See Rema		

<b>Heating:</b>	Boiler, In Floor, Electric, Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	See Remarks, Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	13-22-3-W5
<b>Exterior:</b>	See Remarks, Stone, Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Skylight(s), Vaulted Ceiling(s), Wired for Sound		

**Inclusions:** N/A

Enjoy the gorgeous mountain & foothills views in this strategically situated, private, peaceful 4.6 well treed acreage, aprox 7 mins to City Limits. Imagine yourself owning this amazing, secluded, sunny 5 Bedroom Walk-Out Bungalow tranquil, retreat with over 5600 Sq ft of dev living space. New 40 X 80 INDUSTRIAL STEEL SHOP! Architectural details blend harmoniously with comfort, elegance and grandeur. Beginning, as you enter the spacious foyer, you will be drawn to the spectacular view in the Great Room, accented by the ambience of the Gas FP w/Water Feature and Solid Walnut Hardwood Flooring, Coffered ceiling & built-in bookcase feature wall. Chef inspired kitchen features a High End Thermador Double steam convection oven, perfect for precise, healthy cooking, New Gas Cooktop. This well-equipped area hosts seamless food preparation with Granite counters, generous island, Gas stove & pantry and ample space for your culinary endeavors. The deck provides a seamless connection to the large dining area is perfect for family dinners and BBQ while enjoying the spectacular view. Large Primary bedroom with private entrance to the balcony. 5pc Ensuite c/w dual vanities for your added convenience. 2nd & 3rd Bedrooms. Large bright den, great for home office. Main 4pc bathroom. Spacious main floor laundry area w/sink & cabinetry w/door to 2nd deck. 2pc powder room. In-floor heating in some of the ceramic flooring. Cozy upper (19.6 ft) loft w/two skylights. Bright, fully dev walk-out basement. Fully equipped additional kitchen, Two family/games areas, 2 other fireplaces to offer ambience to the spaces, 2 Bedrooms + 1.5 Bathrooms, 2nd laundry area. Don't miss the dedicated Media Rm w/wet bar is perfect for family movie night. In-floor heating and plenty of space for guests and entertainment, well suited for teenagers, multi-generational / larger

families. The fabulous two-level indoor playhouse. The abundance of large windows allows the natural light to permeate throughout. New interior/exterior paint. Composite Back deck. All windows resealed. New patio doors in 2023. Car enthusiasts will appreciate the attached, heated O/S triple garage. The seller has prioritized to have the mechanical area as well as the sewer & water well maintenance. New furnace installed (06/2023), Drilled well, upgraded water system (2019), Updated septic system (2021) to provide peace of mind living. The shop awaits your interior design & finish c/w two 14x16 x 20ft high doors. Just 15 mins drive to major shopping at Shawnessy. If you are looking to find an amazing, private family home in the country, to just relax and unwind, you have found it!