



**58 Ranchers Hill Road
Rural Foothills County, Alberta**

MLS # A2138343



\$1,365,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,231 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Asphalt, Heated Garage, Insulated, Oversized, Paved, RV Access/Parking, Tr		
Lot Size:	2.98 Acres		
Lot Feat:	Back Yard, Triangular Lot, Cul-De-Sac, Lawn, Landscaped, Many Trees, Nati		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic System
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	29-22-3-W5
Exterior:	Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity Connected, Natural

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Basement Bar Fridge "As Is", Children's Play Structure in Backyard, Concrete Table & Chairs in the Patio "As Is", Large Rocks on the Patio x 2, Projector & Projector Screen "As Is", VacuFlo & Attachments "As Is", In House Speaker Control System Located in the Utility Room, Gas Fire Place Remotes x 2

Incredible Location, Large Private Lot, Mountain Views, Executive Walkout, Original Owners, This is it! This executive walkout one & one half story triple car garage home is conveniently located on a large-private 2.98 acre lot near Priddis. The expansive triangular lot is very private & provides endless possibilities for creating a retreat that you can enjoy. This serene countryside home is within a 20 minute drive to south Calgary & 15 minutes to Bragg Creek. The views are incredible & can only be appreciated in person. Like Golf? Priddis Greens is directly across the highway! Heading towards the very end of Ranchers Hill Road, you will discover a freshly oiled asphalt driveway that directs towards the home & accommodates an attached triple car garage with multiple RV parking. This home has been prestigiously taken care of (which is apparent when viewing) & blends modern comforts with the tranquility of nature. Strolling through the main floor you will experience notable features like red oak hardwood flooring (in great shape), an open layout that can be well utilized, a large gas burning fire place for warmth/ambience, a large kitchen that creates a ton of storage, granite countertops, newer appliances, a skylight & more. The main feature to admire is the 180 degree view of the mountains & tree top greenery; this breathtaking view of rolling hills & majestic peaks, creates a seamless connection between indoors & out. The primary bedroom is down the hall on the main floor & can easily fit a king sized bed. The 5 piece ensuite bathroom has double sinks with very nice stone granite counter tops, a steam shower & a jetted tub. There is a small balcony to sip on your morning coffee while enjoying the view & tranquility. On this floor there is also a formal dining room for family gatherings, another bathroom with a standup shower & the laundry/mudroom that connects with the heated triple

car garage. Above the garage is an upper level that can be utilized as an office, bedroom or anything you desire. The basement is equipped with 2 large bedrooms with walk-in closets, another awesome gas fireplace, a wet bar, a 4 piece guest washroom with a jetted tub, a large area for storage in the utility room & a spacious main area recreational room. In floor heating is present throughout the basement, providing even more comfort & warmth. The exterior has a very nice stone brick patio that enhances the property & adds to the grade level ambience. This property is a rare opportunity to embrace the beauty of nature while enjoying the modern comforts. Come view this must see home & envision life amidst the stunning surroundings!