



304102 338 Avenue E
Rural Foothills County, Alberta

MLS # A2146508



\$1,989,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,780 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	1 full / 3 half
Garage:	Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	152.24 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Fruit Trees/Shrub(s), Garden, Landscaped,		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	4-21-26-W4
Exterior:	Metal Siding , See Remarks, Wood Frame, Wood Siding	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Breakfast Bar, Central Vacuum, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Located just 30 minutes southeast of Calgary, this stunning property spans 152 acres, blending luxury living, sustainability, and agricultural potential. The attention to detail and breathtaking views of the prairies and mountains provide a serene escape from city life. Upon entering, the high-quality finishes, such as engineered hardwood floors and quartz countertops, are immediately evident. The vaulted ceilings with wood rafters and panoramic windows in the living room offer stunning views and natural light. The kitchen is equipped with high-end appliances, quartz countertops, and a large island. The adjoining deck offers a BBQ gas line and stunning views, making it ideal for outdoor gatherings. The open-concept dining area flows seamlessly into the living room and kitchen. The master suite includes a spacious walk-in closet and a luxurious 5-piece ensuite with high-end fixtures. The walkout basement's large recreation room, with a gas fireplace and beautifully finished concrete floors with in-floor heating, is perfect for entertaining. The two large bedrooms that are situated away from the recreation room feature large windows and carpeted floors. Uniquely designed and conveniently placed close to the bedrooms you will find two 2-piece bathrooms, which will ease the stress in the mornings when the bathrooms are high in demand. The design by SAIT aimed for net zero sustainability, with 2x8 walls and spray foam insulation contributing to thermal and structure stability. The triple-pane vinyl windows enhance energy efficiency. The home's exterior features high-gage steel siding and white Smart Board, combining durability and aesthetics.. The secondary suite provides additional living space, perfect for guests, older children or additional rental income. It includes a spacious living area, fully equipped kitchen, and two bedrooms. (More Information provided in the

"Out Building Description") The 152-acre property includes 117 acres of cultivated land and 30 acres of pastureland, offering significant agricultural opportunities. An intermittently flowing creek and a pond attract local wildlife, adding to the natural beauty. The panoramic views from the property are unmatched. Clear days reveal downtown Calgary in the distance, while the sunsets over the mountains provide a stunning backdrop. The large deck and panoramic windows offer the perfect vantage points to enjoy these views. With high-quality finishes, energy-efficient design, and stunning views, it offers a serene escape from city life. Whether for relaxation, entertaining, or agricultural pursuits, this property is a truly exceptional place to call home.