



GRASSROOTS
REALTY GROUP

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226235 22 Street W
Rural Foothills County, Alberta

MLS # A2166368



\$1,479,000

Division:	Ridgemont Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,428 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Garage Faces Front, Paved, Triple Garage Attached		
Lot Size:	1.98 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood, Marble	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	2-22-1-W5
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Garage shelving, trampoline, 2 sheds, hot tub brand new, Dome and swings included		

This is the one acreage you must come see to appreciate the Stunning home and views! Fall is the best time to see, everything! The colour of fall is spectacular! This beautiful acreage with over 3400 sq ft of developed living space, only a 5-minute drive from Calgary. Amazing City views, outstanding mountain views, in a beautiful Cul de Sac of homes with mature landscaping, a perfect place to call home. Walk into this executive home and you will love the ambiance. Every room in this house has a view. This home was designed for entertaining, starting with the gourmet kitchen to exercise your culinary skills, top of the line appliances, a beautiful kitchen nook with 5 windows, to take in the view, plus a gorgeous dining room designed for entertaining a larger group. A beautiful great room/ living space, with a gas FP to relax and in the winter months a beautiful room to cozy up in. Main floor den, again with amazing views: 2 picture windows, a powder room that makes a statement, and main floor laundry. This home has been renovated, with the stunning refinished onsite hardwood floors on all 3 levels, (no carpets) new triple pane windows (2019), 2 HE Furnaces, 2 AC. 2 hot water tanks, NO poly B in house, completely redone with copper piping. All LED lighting thru out, Metal roof. Brand new hot tub, driveway was just resealed, entire home was recently repainted. 2 gas fireplaces, Flat painted ceilings, no popcorn ceilings. Composite deck off the kitchen, triple car garage with tons of built ins. Upstairs you have a stunning master bedroom and 5 piece ensuite with sperate free standing tub and steam shower with rain shower head, amazing views, private balcony, his and her walk-in closets. Plus two other very good size bedrooms, and a gorgeous 3-piece bathroom. Going downstairs to the walk out basement, you have a huge family room, a wet bar, with a

door that opens to the outside patio, where you can sit on a beautiful evening and enjoy the city lights. There is a full bath down, with a guest bedroom/den (no egress window) another beautiful office with built in cabinets. Lots of storage. Great tasting well water, many fruit trees, pear, apple and cherry plus berry patches around the home. No Chemicals/Pesticides have been sprayed on the property for at least 8 years. This house has to be seen, it is gorgeous; you will want to book your appointment today. Just down the road is Strathcona Tweedsmuir School, literally 10 minutes from the house is shopping, 10 minutes to Stoney Trail going west or east, this is an amazing location!