



GRASSROOTS
REALTY GROUP

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258040 8 Street W
Rural Foothills County, Alberta

MLS # A2197147



\$1,900,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,825 sq.ft.	Age:	2012 (13 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	10.31 Acres		
Lot Feat:	Cleared, Cul-De-Sac, Garden, Landscaped, Lawn, Many Trees, Native Plants		

Heating:	Geothermal, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Septic Field
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	25-21-1-W5
Exterior:	Cement Fiber Board, ICFs (Insulated Concrete Forms), Manufactured Floor Joists, Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Wet Bar, Wired for Sound		
Inclusions:	None		

Presenting an exquisite bungalow in De Winton, Alberta, offering a harmonious blend of tranquility and convenience on over 10 acres of scenic land. Enjoying close proximity to Calgary and Okotoks, this property seamlessly combines urban sophistication with rural serenity. Boasting 6 bedrooms, versatile living areas, and a gourmet kitchen with upscale finishes, including granite counters and custom cabinetry. The soaring vaulted ceilings, elegant stone fireplace, and expansive deck provide a sophisticated ambiance for gatherings. Enhance productivity in the refined main floor office and luxuriate in the opulent primary suite with a spa-inspired ensuite. Complete with geothermal heating, heated floors, and a meticulous garage upgrade, this energy-efficient home epitomizes both functionality and luxury. Embrace this unparalleled opportunity to acquire your dream residence – schedule a viewing appointment today.