

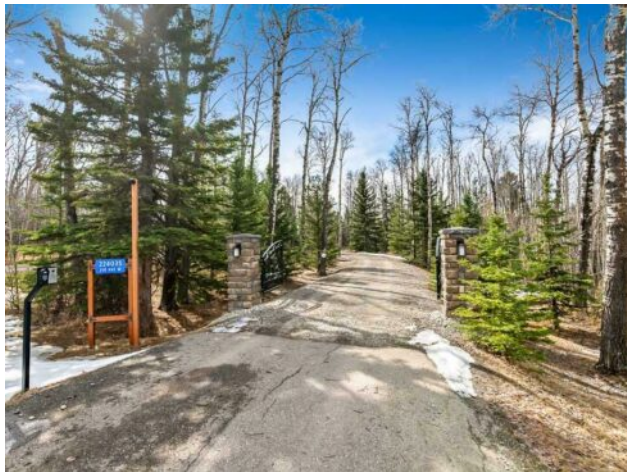


GRASSROOTS
REALTY GROUP

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224035 318 Avenue W
Rural Foothills County, Alberta

MLS # A2207297



\$1,895,000

Division:	Millarville Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,000 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Gated, Heated Garage, Insulated, Oversized, RV A		
Lot Size:	3.41 Acres		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Private, Treed, View		

Heating:	Boiler, In Floor, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Stone	Sewer:	Mound Septic, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	10-21-3-W5
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stucco	Zoning:	CR
Foundation:	ICF Block	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, No Animal Home, Recessed Lighting, Soaking Tub, Storage		
Inclusions:	Security System x 4 cameras, Front gate control		

With over 8,500 sq. ft of heated, developed space (3000 sq ft main; 3800 sq. ft. lower; 1800 sq. ft of attached garages) and set on an exquisite 3.41 acre lot nestled within the idyllic Millarville Ridge community, this hillside bungalow is the epitome of refined living, offering spectacular panoramic views of MOUNTAIN RANGES, rolling foothills and valley. Custom-built with ICF from foundation to rafters, this property features concrete floors with in-floor heating throughout, as well as an impressive twin boiler and HRV system—just some of the specialized features you'll appreciate. The home's living space spans an impressive 6810 sq ft and is graced with European influence. Enter the home's spacious foyer where a double sided gas fireplace invites you into a delightful living room accented by panoramic windows. For the culinary enthusiast, the kitchen is fully equipped with stainless steel KitchenAid appliances, including a built-in combination microwave / wall oven as well as a JennAir gas stovetop. Enjoy a casual breakfast and morning coffee in the cozy breakfast nook and when hosting those big holiday feasts, you'll love gathering in the adjoining dining room where you'll find plenty of room to seat the whole family. The master suite stands as a private retreat with a custom crafted wardrobe and direct access to a sprawling south-facing deck. The luxurious 6 piece ensuite features double sinks and an inviting deep soaker tub, perfect for unwinding after a long day. A conveniently located main floor laundry/mud room provides direct outdoor access, ample storage and a powder room. Heading downstairs, the lower level boasts a massive family / rec room where the whole family can gather for movie night or a friendly game of pool. 3 large, bright bedrooms, one with garden door access to the patio, all deliver outstanding views. There is potential for this

home to accommodate a MULTI GENERATIONS FAMILY with the addition of a kitchenette in the basement. An easy transformation of a spare room that is already plumbed for a 3 piece bath support the conversion. Direct access from the double attached garage into the lower level offers easy and private access. Need an extra room for a gym or office? We have that too with a 20' x 29' dedicated space away from the hustle and bustle of the home. The outdoor spaces are equally impressive. Expansive decks provide ideal venues for entertaining or relaxing. The landscaped grounds, detailed with faux stone patios and a fire pit, invite outdoor gatherings beneath star-filled skies. Lastly the home is complemented by an oversized, double attached garage with granite epoxy flooring plus two single attached garage spaces—ALL HEATED! A gated entrance and hard wired security system ensure added privacy and peace of mind. Please take a moment to view the SUPPLEMENTS for an extensive list that highlight the safety and ENERGY EFFICIENCIES that were top of mind while designing the home. **AERIAL VIDEO AVAILABLE TO VIEW IN IN MULTIMEDIA**