



GRASSROOTS
REALTY GROUP

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482001 128 Street W
Rural Foothills County, Alberta

MLS # A2209682



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,226 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Heated Garage, Parking Pad, RV Access/Parking, Triple Garage Attached		
Lot Size:	4.14 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Square Shaped Lot, Views		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	15-19-2-W5
Exterior:	Composite Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wood Counters		
Inclusions:	garage fridge, curtains, shed, tv wall mounts, chest freezer. Suite appliances- Fridge, Stove, Dishwasher, Washer/Dryer (stacked).		

Take a breath and enjoy the tranquility of country living with spanning mountain views and having your own space on 4.14 acres! The property is fully fenced and has a gate for added security and peace of mind. The home has been renovated, all you need to do is move in. Upstairs you'll find the large kitchen with new cabinetry, butcher block countertop, gas range, double wall oven, built-in microwave, and west facing window framing the mountain view. The dining room has a large window and vaulted ceiling and flows over to the living room where the laundry room sits behind the barn door (washer/dryer 2019). The north end of the home is occupied by the massive primary retreat where you can lay in bed and stare at the mountains, enjoy the cozy gas fireplace and walk out onto the deck. The ensuite bathroom has double vanities, jetted soaker tub and a tiled walk in shower. There is also a large bonus room with large windows, plumbing for wet bar and gas fireplace. At the south end of the home there are 2 additional kids bedrooms and a full bathroom. The deck has been closed in so you can enjoy the views and be out of the elements. The illegal basement suite is completely separate with access through the heated TRIPLE CAR GARAGE or closed in covered patio. It has been fully redone with tasteful finishings, offering 2 bedrooms, 3 pc bathroom with tiled walk in shower, white kitchen with stainless steel appliances and party space, vinyl planking throughout, stacked laundry, a neutral colour palette and IN FLOOR HEAT to top it off. For the handyman- a 38'X66' heated shop stands at the back of the property with a tremendous amount of parking and gravel surrounding. It has a 1/2 bathroom, 220V power (x2), extra thick concrete pad and 2 large overhead doors. It even has its own septic tank & field. There is a green house, chicken coop, tree house

and extra storage shed. The work here is done! Come and enjoy all this property has to offer.