



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4 Highland Ranch Estates Rural Foothills County, Alberta

MLS # A2211441



\$1,726,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,184 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Driveway, Electric Gate, Garage Door Opener, Oversized,		
Lot Size:	3.55 Acres		
Lot Feat:	Cul-De-Sac, Gazebo, Landscaped, Many Trees, Paved, Views		

Heating:	In Floor, Geothermal	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	31-21-28-W4
Exterior:	See Remarks	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		
Inclusions:	See addendum and Addendum B		

Showstopper Acreage & Farmhouse Walk-Out Bungalow Meticulously designed by the original owners, this stunning walk-out bungalow offers a unique blend of style and function. The charming farmhouse design is complemented by a covered wrap-around deck, perfect for enjoying the superbly landscaped yard with breathtaking mountain views. Upon entering, the spacious foyer leads to the great room featuring custom white wainscoting, abundant windows, and an airy atmosphere. The dining room showcases beautiful beamed ceilings, adding to the Arts & Crafts aesthetic. The gourmet kitchen is a chef's dream, equipped with upscale stainless steel appliances, including double ovens, a gas cooktop, and a large fridge/freezer combo. The kitchen flows into a cozy breakfast nook, with a door leading to the massive deck, complete with remote-controlled screens and rubber mat flooring for added comfort. The main level includes a generously sized primary bedroom with an impressive ensuite and a huge walk-in closet with built-in cabinetry. A second bedroom and an additional 4-piece bath are also on this level. The delightful family room is perfect for movie nights or relaxation. The main floor laundry is well-appointed with cabinets, a sink, and a half bath. The professionally developed lower level offers a massive rec room, a full 4-piece bath, two additional spacious bedrooms, a gym area, and ample storage space. A triple-attached garage adds convenience, while the 30x40 shop with 12-ft ceilings provides ideal storage for extra vehicles or a private workshop. The home is heated using the geothermal system and there are solar panels installed to help with the electrical costs. This home and property are truly a must-see, with its many extra features and superb landscaping that enhance the mountain views.

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