



# 196044 144 Street Rural Foothills County Alberta

\$1,990,000

Welcome to your dream retreat nestled on a picturesque 20-acre property in the scenic southwest region of Calgary. This stunning bungalow offers a spacious & tranquil living environment, allowing you to escape the hustle and bustle of city life while still enjoying convenient access to urban amenities. As you approach the property, you'll be captivated by the natural beauty that surrounds it. The expansive 20-acre lot boasts lush greenery, rolling hills, & breathtaking views of the surrounding landscape. The peaceful ambiance & serene setting make this property a true oasis for those seeking privacy & tranquility. The bungalow itself spans an impressive 3768 square feet, providing ample space for comfortable living & entertaining. The heart of the home is the spacious gourmet kitchen, complete with high-end Electrolux appliances, heated granite countertops, knotty hickory cabinets & plenty of counter & storage space. Off the kitchen is the custom bar that anyone who entertains would envy, complete with an 8x8 skylight, custom cabinetry & wood countertop. Must be seen to appreciate. The living room exudes warmth & elegance, with wood ceilings & a cozy fireplace serving as a focal point. This is a space where you can relax & unwind while enjoying panoramic views of the surrounding countryside. Additionally, the main floor has 4 large bedrooms, including a luxurious master suite with a spa-like ensuite bathroom (steam shower), providing a private sanctuary for rest & rejuvenation. This home has been COMPLETELY redone with new wiring/plumbing throughout, 50 year shingles, new windows, acacia hardwood & porcelain tile, spray foam & batt insulation, upgraded security (16 on-sight cameras), natural gas back-up generator... The list is too long to fit into the description, please ask your realtor to find a comprehensive list of all the upgrades in supplements. Enjoy...

Recreational, Games room 47.50 Ft x 16.58 Ft

Recreational, Games room 28.50 Ft x 29.00 Ft

Furnace 24.92 Ft x 22.33 Ft

3pc Bathroom 8.58 Ft x 4.83 Ft

Other 12.58 Ft x 10.75 Ft

Family room 18.00 Ft x 29.67 Ft

Living room 16.58 Ft x 18.17 Ft

Primary Bedroom 29.00 Ft x 17.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CENTURY 21 ELEVATE REAL  
ESTATE

## RE/MAX®

RE/MAX REAL ESTATE  
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Storage 16.25 Ft x 8.08 Ft  
Bedroom 14.67 Ft x 14.25 Ft  
Kitchen 17.67 Ft x 11.33 Ft  
Dining room 16.92 Ft x 11.00 Ft  
Other 10.58 Ft x 13.00 Ft

Bedroom 20.33 Ft x 14.25 Ft  
Bedroom 19.00 Ft x 14.00 Ft  
4pc Bathroom 9.92 Ft x 7.83 Ft  
4pc Bathroom 12.00 Ft x 9.42 Ft