



32040 232 Avenue Rural Foothills County Alberta

\$1,250,000

Country living with city amenities almost down the street. 4-acre parcel just outside the City of Calgary limit. Beautiful 4 bedroom and 4 bathrooms home, almost 3200 sq ft of living space, totally above grade. Soaring A Frame home with numerous windows that faces Calgary, a beautiful vista. Designed and built like it is part of the surrounding. The well-placed windows make it feel like outdoors are part of the living space. Natural light flows throughout the home. Large master bedroom with a claw foot tub in ensuite. 3 other bedrooms and an office complete the upper level. A well laid out kitchen with plenty of quart countertop space. Vaulted ceiling, beautiful windows and a fireplace grace the living room. A huge area with a fridge, countertop, sink facilitate entertaining, gathering or just chilling. The 3-car garage, a mechanic's dream, provides ample space for all the toys. The area has been designated for future development in the Calgary-Foothills Intermunicipal plan. Amenities including shopping are minutes away. Country living with city amenities. Come enjoy the outdoors right at Calgary's doorstep. (id:6769)

Dining room 11.92 Ft x 12.17 Ft

Kitchen 13.42 Ft x 12.17 Ft

Living room 28.50 Ft x 10.83 Ft

3pc Bathroom 7.50 Ft x 5.75 Ft

Family room 19.00 Ft x 22.92 Ft

Bedroom 10.83 Ft x 11.67 Ft

Office 8.00 Ft x 11.92 Ft

3pc Bathroom 7.08 Ft x 4.33 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

Bedroom 9.50 Ft x 12.50 Ft

Bedroom 12.33 Ft x 9.42 Ft

Primary Bedroom 14.83 Ft x 12.42 Ft

4pc Bathroom 8.92 Ft x 9.83 Ft

Listing Presented By:



Originally Listed by:
GRAND REALTY

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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