



16159 265 Avenue Rural Foothills County Alberta

\$1,949,000

PANORAMIC MOUNTAIN and SUNSET VIEWS from this EXECUTIVE WALKOUT BUNGALOW (6300 sq ft developed) situated on 4.39 acres, 5 min from Macleod Trail South, near Stoney Trail. The utmost attention was taken by the architect to maximize the Stunning MOUNTAIN VIEWS through custom Triple-Pane windows. This magnificent home is perfect for entertaining, featuring 5 bedrooms & 4 bathrooms. Double door front entry gives sense of grandness and allows view of OPEN FLOOR PLAN, SOARING CEILINGS 12 - 21 ft high, CUSTOM DETAILS throughout - all flooded with natural light! Many updates & upgrades have been done including a newer CHEF-INSPIRED kitchen featuring SOFT-CLOSE wood cabinetry with LED lighting, 2 color tones of GRANITE and a custom 8 person granite table in the eating nook. The island features LIGHTED CABINETRY, wine cooler, extra seating, and a single sink with purified water. Off the kitchen, you will find an enormous WALK-THROUGH PANTRY with convenient direct access to the garage. The grand combined living and dining room are tastefully separated by a 21ft high 2-way GAS FIREPLACE, access doors to the WRAPAROUND COMPOSITE BALCONY with gas line for a BBQ or heater. The DELUXE MASTER SUITE features a double door entry with private access to the balcony, a massive walk-in closet, 6pc ensuite bathroom with corner jetted tub and double vanity. The 2nd bedroom on the main floor is spacious, currently being used as a home office/guest room. To complete the main level is a 2 pc bathroom, large mudroom off the garage entrance, and laundry room complete with a sink and countertop. As you enter the lower walkout level, you will find a large family/games room, built-in gym area and access to the AGGREGATE PATIO outside! There is also a full kitchen with breakfast bar, plus the 3rd and 4th bedroom which share a Jack&Jill bathroom with double vanity. The flex sun room off the famil...

Bedroom 16.17 Ft x 12.75 Ft

Bedroom 17.83 Ft x 16.42 Ft

Bedroom 13.67 Ft x 11.50 Ft

Other 12.58 Ft x 12.33 Ft

Dining room 20.17 Ft x 15.00 Ft

Living room 22.00 Ft x 21.50 Ft

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

Listing Presented By:



Originally Listed by:
RE/MAX LANDAN REAL ESTATE

<http://www.calebreich.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Family room 37.17 Ft x 21.67 Ft

Media 22.58 Ft x 18.00 Ft

Den 14.67 Ft x 21.08 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Other 12.00 Ft x 5.92 Ft

Kitchen 15.75 Ft x 15.75 Ft

Foyer 23.00 Ft x 10.42 Ft

Laundry room 8.33 Ft x 7.92 Ft

Primary Bedroom 29.33 Ft x 14.42 Ft

Bedroom 15.42 Ft x 14.00 Ft

6pc Bathroom Measurements not available

2pc Bathroom Measurements not available