



# 16159 265 Avenue Rural Foothills County Alberta

\$2,025,000

Indulge in UNPARALLELED LUXURY with this stunning EXECUTIVE WALKOUT BUNGALOW boasting breathtaking PANORAMIC MOUNTAIN and SUNSET views, nestled on 4.39 acres only 5 minutes from Macleod Trail South, near Stoney Trail. Crafted with meticulous attention to detail, this magnificent home is perfect for entertaining, featuring 5 bedrooms & 4 bathrooms. The double door front entry gives a sense of grandness and allows a view of the OPEN FLOOR PLAN, SOARING 12-20ft CEILINGS, and 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 2pc 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 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 family room is perfect for a home office, sun room, ...

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:



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**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