



# 192108 239 Avenue Rural Foothills County Alberta

\$1,699,000

This 2019 completed 5 acre 2000 sq ft PANORAMIC MOUNTAIN VIEW 2 + 2 bedroom 3F 2H bath BUNGALOW + 1911 SQ FT SHOP will impress! It's off 192 street near Priddis (school bus road) so its plowed daily in the winter. The 10 ft ceilings on both levels give the spacious rooms more dimension. The GOURMET KITCHEN with tons of cabinetry has a premium 6 burner gas stove with griddle, A 2 door stainless steel full fridge/full freezer combination, oversize sink in huge quartz top island with long breakfast bar. The primary bedroom with carved wooden ceiling fan has a huge ensuite with BIDET toilet, 2 person JETTED TUB, HEATED TILE FLOOR and a GIGANTIC WALK-IN CLOSET with built-ins. The home features a spacious great room with remote control gas fireplace and wood beam ceiling design. The adjacent dining room has grand full height glass sliding privacy doors on the inner side and is facing the west mountain view on the outer side. The DR features 3 french doors opening to a large 36'x16' MAINTENANCE FREE COMPOSITE DECK. There is a natural-gas BBQ connect and a maintenance free powder coated aluminum/glass rail around this west deck. The 5 camera exterior SURVEILLANCE SYSTEM is wifi based and you can view cameras on your cell phone. The STUCCO EXTERIOR is matching on the house, attached 3 CAR IN FLOOR HEATED GARAGE and SHOP with 12' and 14' foot doors to store your wood working equipment, art studio, office, RV/BOAT/CAR STORAGE. It can also house an automotive shop with your car lift, or a lot of toys for small or big people. SHOP IS ROUGHED IN FOR A WET BAR OR AUTO WASH BAY. You will not run out of heated storage/work space or driveway storage with the huge "dust free" REINFORCED ASPHALT GRAVEL DRIVEWAY! The house features a HIGH END BUILT-IN VACUUM with in-wall hose storage system and automatic vacuum-driven recoil hoses. The built-in vacuum is on both levels and will ...

Recreational, Games room 15.58 Ft x 14.00 Ft

Family room 36.42 Ft x 18.25 Ft

Den 13.92 Ft x 10.92 Ft

Living room 19.50 Ft x 12.50 Ft

Primary Bedroom 15.33 Ft x 14.92 Ft

Bedroom 12.75 Ft x 11.92 Ft

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

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**Bedroom** 12.92 Ft x 11.25 Ft

**Bedroom** 12.92 Ft x 10.17 Ft

**5pc Bathroom** Measurements not available

**2pc Bathroom** Measurements not available

**Kitchen** 21.92 Ft x 156.58 Ft

**Dining room** 25.42 Ft x 9.92 Ft

**Other** 13.58 Ft x 12.83 Ft

**Laundry room** 13.50 Ft x 8.00 Ft

**2pc Bathroom** Measurements not available

**4pc Bathroom** Measurements not available

**5pc Bathroom** Measurements not available