



20179 Dewinton Riding Club Road Rural Foothills County Alberta

\$1,575,000

ATTENTION HOME BUYERS AND INVESTORS! Welcome to an exceptional property that combines acreage living, urban convenience, and investment potential! Situated on over 5 acres of picturesque landscape, this unique multi-generational home is just minutes away from Calgary's southern city limits, offering both city and mountain views. This remarkable bungalow has FIVE SPACIOUS BEDROOMS and bathrooms in the main house, as well as an ADDITIONAL BEDROOM AND LIVING AREA ABOVE THE GARAGE in the MOTHER-IN-LAW SUITE (legal), this property provides abundant space for your family, guests, or even rental opportunities! The heated, drive-through TRIPLE-CAR GARAGE is a car enthusiast's dream, offering plenty of room to add a car lift for your collection. Moreover, this incredible acreage boasts a 4-STALL BARN, measuring an impressive 34 by 36 ft, featuring a tack room and a heated workshop above. Whether you're an equestrian enthusiast looking to house a few horses or an individual with a vision, this versatile space can be transformed into the ultimate "man cave" or an epic home gym - the possibilities are endless! As you step inside the main house, you are greeted by 10 ft ceilings, hardwood floors, and a modern farmhouse aesthetic with a fantastic open-concept layout. The bright and inviting kitchen has custom cabinetry, a gas range, a pantry, and granite countertops. Enjoy your family's favourite meal at the large peninsula or formal dining area. The adjacent living room features a beautiful fireplace with a charming mahogany surround, perfect for those slow weekend mornings with a great book! The private, south-facing patio offers tons of sunshine and breathtaking views. The primary bedroom is a true retreat, complete with a walk-in closet and luxurious ensuite bathroom featuring a jetted, built-in soaker tub, a double vanity, and a walk-in shower. Two other generously sized bedro...

Recreational, Games room 18.25 Ft x 16.67 Ft	3pc Bathroom 7.50 Ft x 4.75 Ft
Dining room 11.50 Ft x 8.67 Ft	4pc Bathroom 8.67 Ft x 4.92 Ft
Kitchen 14.33 Ft x 11.92 Ft	Other 14.33 Ft x 12.67 Ft
Laundry room 6.92 Ft x 4.08 Ft	Breakfast 11.58 Ft x 7.92 Ft

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Listing Presented By:



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Bedroom 13.08 Ft x 12.83 Ft
Bedroom 13.67 Ft x 10.92 Ft
Exercise room 15.42 Ft x 14.17 Ft
Furnace 19.92 Ft x 15.92 Ft
Other 14.50 Ft x 10.92 Ft
Sunroom 16.92 Ft x 16.92 Ft

Dining room 13.67 Ft x 11.92 Ft
Living room 18.25 Ft x 12.92 Ft
Primary Bedroom 15.17 Ft x 13.67 Ft
Bedroom 12.92 Ft x 11.50 Ft
Bedroom 13.42 Ft x 11.50 Ft