



218103 76 Street Rural Foothills County Alberta

\$2,250,000

Welcome Home to this perfectly manicured acreage, just minutes to the south end of Calgary. With a number of large updates and renovations recently completed, this is a perfect turn-key opportunity for someone who is looking for an acreage lifestyle. The walkout bungalow offers a spacious and functional floor plan looking west over your property towards the Rocky Mountains. The well equipped kitchen underwent a full renovation including appliances, countertops and custom wooden cabinets. From the kitchen step out onto your covered and elevated west-facing deck, ideal for hosting dinners outside while still being protected from the elements. The deck is finished with Batu wood, the perfect choice when considering quality and longevity. The primary bedroom offers a spacious retreat with a separate door for direct access to the rear deck. Completing upstairs is a private home office, a library that is great for unwinding or reading your favourite book and an additional bedroom. The living space continues into the walkout basement offering an additional 2 large bedrooms, each with their own ensuite bathrooms. A dedicated theatre room is perfect for family movie nights or cheering on your favourite sports team--furniture, Bose sound system and the laser projector are all included in the sale. Stepping outside from the basement, there is additional patio space as well as a hot tub tucked privately into the corner. Last but not least, this property has a two attached oversized double car garages. Off of the first garage is a woodworking shop with all of the proper wiring for your power tools. On the other side, the second garage is setup as a party/games room. Off of this garage, the space was turned into a dedicated games room/bar area, perfect for hosting events or having fun with friends. Outside, the landscaping has been done to perfection. The entire property has bee...

4pc Bathroom 5.33 Ft x 7.33 Ft

4pc Bathroom 7.75 Ft x 5.08 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Other 6.17 Ft x 4.75 Ft

Storage 6.42 Ft x 3.92 Ft

Media 13.25 Ft x 24.75 Ft

Furnace 21.92 Ft x 15.92 Ft

2pc Bathroom 7.08 Ft x 4.83 Ft

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Listing Presented By:



Originally Listed by:
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Bedroom	11.67 Ft x 12.00 Ft	5pc Bathroom	14.50 Ft x 14.25 Ft
Bedroom	14.58 Ft x 12.58 Ft	Other	4.58 Ft x 9.00 Ft
Den	8.17 Ft x 18.42 Ft	Bedroom	14.50 Ft x 13.00 Ft
Exercise room	13.25 Ft x 18.17 Ft	Bonus Room	22.08 Ft x 16.75 Ft
Laundry room	8.00 Ft x 5.58 Ft	Dining room	21.17 Ft x 10.00 Ft
Recreational, Games room	30.67 Ft x 28.42 Ft		