



## 242075 1280 Drive Rural Foothills County Alberta

\$2,995,000

Welcome to Rancho Relaxo less than 20 mins from the edge of Calgary, this one-of-a-kind property is nestled atop a hill with breathtaking 360 degrees views of the rolling foothills of southern Alberta. This 23-acre paradise could be the perfect haven for any horse lovers, boasting miles of fencing allowing your livestock free to roam the property. With over 5,000 square feet of developed living space, this home offers plenty of room for you to live and grow and to come home from a busy day to the peace and comfort of a one-of-a-kind property. Inside, you'll find three spacious bedrooms, with the option to convert the entire lower level into a place to hangout, games room or an additional fourth bedroom. The home features five well-appointed bathrooms, ensuring convenience for family and guests. Once you have stepped foot into the property take note of the high ceilings and the long hallway which leads you towards the massive and inviting family room, with its large windows to make it light and bright, perfect to showcase the original wide plank hardwood floors, and cozy up to the wood-burning stove, it's a perfect gathering spot during those Christmas holidays and could you just imagine in the corner a 15-foot-tall Christmas tree. The charming kitchen offers ample storage and custom cabinetry, opening to a bright sunroom perfect for morning coffee or evening glasses of wine. Just off the kitchen is a quaint living room, complete with a gas fireplace, makes this space inviting, comfortable and forces you to relax and unwind at the end of each day. Adjacent to the kitchen across the hallway is the large dining room which is built for hosting and entertaining and features an additional wood-burning stove for warmth and ambiance. Step outside in any direction onto one of the several decks, each positioned to capture stunning views of the surrounding property. Down the wooden walkw...

Recreational, Games room 24.00 Ft x 23.83 Ft

Other 12.83 Ft x 10.42 Ft

Cold room 6.92 Ft x 4.58 Ft

Storage 18.08 Ft x 10.25 Ft

Cold room 11.67 Ft x 7.25 Ft

Living room 14.58 Ft x 13.58 Ft

Family room 30.67 Ft x 22.17 Ft

Kitchen 19.00 Ft x 12.42 Ft

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Listing Presented by:



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Laundry room 13.33 Ft x 5.33 Ft

3pc Bathroom 9.25 Ft x 4.25 Ft

Furnace 10.50 Ft x 7.75 Ft

Furnace 12.00 Ft x 5.00 Ft

Other 10.17 Ft x 9.42 Ft

Pantry 8.83 Ft x 3.92 Ft

Dining room 15.83 Ft x 14.00 Ft

Primary Bedroom 15.75 Ft x 10.08 Ft

3pc Bathroom 12.33 Ft x 5.33 Ft

Foyer 26.58 Ft x 8.33 Ft

Storage 16.42 Ft x 3.92 Ft