



242125 8 Street Rural Foothills County Alberta

\$1,950,000

Location Location! This beautiful 3.56 Acre professionally Landscaped Property is just south of Heritage point at the end of 8St E. You are just minutes away from all the city services like the new hospital, shopping, Theatres and much more! The entrance is like a movie when you pass through the Electric gates and start your drive down the exceptional driveway lined with decorative Brick Pillars with accenting chain running between each of them. The circular concrete parking pad curls around a central flower bed making a statement in front of this Luxury Brick Trimmed Home. Wood Rail fence borders the property and the Rock Scaping area is just an amazing oasis surrounding the home with flowers and trees. A true Delite to sit on your very large deck and view this irrigated area that also features a fenced garden and a green house. Step into the covered front patio and then enter the home featuring a large tiled foyer, Lots of windows and high ceilings. The central kitchen offers gleaming Granite Counters, Light coloured cabinets, and upgraded SS Appliances including a Sub Zero Fridge, steamer pot, Some Glass cabinet doors with indirect cabinet lighting and more! There are 4 main floor generous sized bedrooms with each featuring their own ensuite bath. The master bedroom is very large and has a spaciouly renovated ensuite bath, Walkin closet and a spiral staircase down to a gym area below! The bright spacious dining room sides onto a large living room that features a fireplace and vaulted ceiling as well. Don't miss the beautiful open library area overlooking the foyer. This Air-Conditioned home is exceptionally bright with Large Triple Pane Windows recently installed Throughout. The basement offers a walkout area and gives you recreation space (Includes the pool Table), an office, potential living space, as well as 2 bedrooms and one has a huge walk-in closet ...

Recreational, Games room 32.00 Ft x 19.00 Ft

Bedroom 9.92 Ft x 9.00 Ft

Office 22.08 Ft x 11.58 Ft

Exercise room 17.08 Ft x 12.92 Ft

Other 11.08 Ft x 9.58 Ft

Recreational, Games room 23.50 Ft x 12.83 Ft

Den 13.00 Ft x 13.00 Ft

Other 11.42 Ft x 7.00 Ft

Bedroom 12.92 Ft x 12.75 Ft

4pc Bathroom 12.42 Ft x 4.92 Ft

Laundry room 5.42 Ft x 5.08 Ft

3pc Bathroom 5.50 Ft x 5.25 Ft

Furnace 13.17 Ft x 12.08 Ft

Living room 27.42 Ft x 12.00 Ft

Kitchen 15.50 Ft x 14.08 Ft

Dining room 21.33 Ft x 12.33 Ft

Other 13.42 Ft x 12.00 Ft

Primary Bedroom 19.33 Ft x 18.67 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Landan Real Estate

<http://www.soldcalgary.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

