



# 290064 240 Street Rural Foothills County Alberta

\$1,300,000

This VERY special property is hitting the market for the first time!! If you are looking for a large property with a sprawling walkout bungalow, an abundance of trees and privacy, and EVERY window facing the Majestic Rocky Mountains... then you have found it ! This house plus 11.32 acres features a meandering driveway into the property. Perfectly perched on a hill for the views that will take your breath away. The almost 2000 sq ft bungalow offers a huge entranceway. Natural light from the windows and skylights will guide you through the perfect floorplan. 3 fireplaces on the main level (2 gas one wood burning) will keep you warm and cozy through the winter months. with all the living spaces being so large, you will love to entertain family and friends in this home. The main level boasts a 4 season sunroom , a galley style kitchen , a huge dining space , a living room, huge primary bedroom with walk in closet and 5 piece ensuite, a well appointed laundry room with sink, a second bedroom , 4 piece bathroom, and an entrance that will charm you right from the moment you walk in. The walkout lower level features 2 more bedrooms ( plus flex room) a large rec area - complete with hot tub- and another bathroom. Imagine the joy of living here with your kids and animals ,with so much space to explore .This 11 acre parcel with home has a small pond where you can watch the ducks visit and hear the frogs and crickets singing. Graze your horses in the front fenced pasture. Lasting memories and special moments will be made on this property. There truly is alot to fall in love with at this special property. Call your favorite realtor today to book your private tour (id:6769)

Other 9.17 Ft x 9.08 Ft

Bedroom 12.33 Ft x 14.83 Ft

Bedroom 9.92 Ft x 12.92 Ft

Recreational, Games room 32.42 Ft x 29.08 Ft

3pc Bathroom Measurements not available

Bedroom 11.08 Ft x 12.25 Ft

Kitchen 15.42 Ft x 10.00 Ft

Laundry room 5.08 Ft x 7.67 Ft

Living room 14.67 Ft x 17.25 Ft

Primary Bedroom 15.17 Ft x 21.58 Ft

Sunroom 16.00 Ft x 11.50 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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Dining room 21.42 Ft x 12.17 Ft

5pc Bathroom Measurements not available

Other 12.33 Ft x 14.83 Ft