



304102 338 Avenue Rural Foothills County Alberta

\$1,989,000

Whether you're seeking a private luxury retreat, an income-generating investment, or a shared family estate, this rare 152-acre property offers endless possibilities. Just 30 minutes southeast of Calgary, it seamlessly blends upscale living, sustainability, and agricultural potential. With breathtaking prairie and mountain views, it provides a serene escape from city life while keeping urban conveniences within easy reach. From the moment you enter, the craftsmanship and high-quality finishes stand out—from engineered hardwood floors to quartz countertops. Vaulted ceilings with exposed wood rafters and expansive panoramic windows flood the living space with natural light, showcasing uninterrupted views of the surrounding landscape. The chef's kitchen is designed for both function and style, featuring high-end appliances, quartz countertops, and a spacious island. Adjacent, the dining area flows effortlessly into the living room, while the large deck—with a built-in BBQ gas line—makes outdoor entertaining a delight. The master suite is a private oasis, complete with a generous walk-in closet and a spa-like 5-piece ensuite featuring premium fixtures. Downstairs, the walkout basement is designed for comfort and entertainment, boasting a spacious recreation room with a gas fireplace, polished concrete floors with in-floor heating, and two large bedrooms thoughtfully positioned for privacy. Two conveniently placed half-baths help ease the morning rush. Designed with sustainability in mind, this home was crafted by SAIT to achieve near net-zero efficiency. Features such as 2x8 walls, spray foam insulation, triple-pane vinyl windows, and high-gauge steel siding ensure exceptional energy efficiency and durability. A standout feature is the legal secondary suite—an excellent opportunity for rental income, multi-generational living, or short-term Airbnb potential. With its ow...

2pc Bathroom 6.83 Ft x 7.25 Ft

2pc Bathroom 6.83 Ft x 10.42 Ft

Bedroom 10.92 Ft x 15.75 Ft

Bedroom 11.00 Ft x 11.08 Ft

Dining room 22.42 Ft x 8.92 Ft

Foyer 10.75 Ft x 6.33 Ft

Kitchen 22.42 Ft x 10.58 Ft

Living room 18.00 Ft x 14.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Recreational, Games room 21.67 Ft x 33.50 Ft

Furnace 10.08 Ft x 18.33 Ft

2pc Bathroom 7.33 Ft x 3.25 Ft

5pc Bathroom 11.33 Ft x 9.67 Ft

Other 11.08 Ft x 6.33 Ft

Primary Bedroom 11.42 Ft x 19.00 Ft

Other 11.17 Ft x 8.83 Ft