



# 32104 314 Avenue Rural Foothills County Alberta

\$1,650,000

This spectacular property features an impressive attached 2606 sqft \*INDOOR SPORTS COURT\* ideal for basketball, volleyball, or pickleball just to name a few activities. Attached to the court is a \*SPACIOUS 809 sqft WORKOUT GYM\* perfect for your family and friends to stay in tip top shape! This home is located on a 4.98 acre lot that is surrounded by trees which offers the privacy that you've always wanted. This generational home can accommodate multiple living arrangements for your direct and extended family as many of the rooms have the ability to serve multiple purposes and provide value in different ways. As you enter, you're greeted by an inviting open living room that serves as a gathering place for the family. To your right, discover two special rooms: a versatile sunken office space and a generously-sized mudroom with its own external access, ideal for transitions from your outdoor activities. The heart of the home features an upgraded kitchen with stainless steel appliances, white quartz countertops and trendy tile backsplash. Adjacent to the kitchen is a good sized eating area with sliding doors onto a big deck that looks onto your backyard area that is perfect for enjoying the serene surroundings. Off of the kitchen is the indoor sports court and workout area. The workout gym has space for an entire exercise experience and conveniently looks onto the Sports Court. It is also accessible from the basement stairs for added convenience. The main floor continues with a spacious laundry room and an updated two-piece bathroom. There is a room currently being used as a storage room but could be also used as another den area. The original primary suite area can be utilized as a bedroom or family room area and has access to the 3 piece ensuite. This room leads to a new section of the home featuring an additional bedroom and a new primary bedroom with stunning view...

Living room 26.42 Ft x 35.42 Ft

3pc Bathroom Measurements not available

Bedroom 15.83 Ft x 12.17 Ft

Bedroom 19.17 Ft x 14.42 Ft

Bedroom 18.00 Ft x 10.75 Ft

Living room 27.50 Ft x 13.50 Ft

Other 17.92 Ft x 24.25 Ft

Office 14.00 Ft x 10.75 Ft

Laundry room 10.42 Ft x 13.42 Ft

Storage 12.58 Ft x 10.00 Ft

Bedroom 14.58 Ft x 12.50 Ft

2pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Bedroom 13.50 Ft x 10.50 Ft

Primary Bedroom 17.75 Ft x 14.50 Ft

Exercise room 27.50 Ft x 13.50 Ft

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Listing Presented By:



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Other 16.50 Ft x 10.00 Ft

Exercise room 71.25 Ft x 36.58 Ft