



## 336260 223 Avenue Rural Foothills County Alberta

\$1,650,000

Stunning Walkout Bungalow on a Picturesque Acreage in Antler Ridge Estates Nestled just 8 minutes south of Bragg Creek, this beautifully designed 3-bedroom, 2.5-bathroom walkout bungalow offers a perfect blend of luxury and nature. Built in 2008, the home sits on a breathtakingly landscaped lot with mature spruce and poplar trees, extensive raised flower beds, and no-maintenance walkways. Step inside to soaring 12-foot ceilings in the front entry and family room, complemented by a stunning stone-faced gas fireplace and expansive southwest-facing windows. Maple hardwood flooring enhances the main floor den and dining room, while elegant tile runs throughout the rest of the level, including the spacious master bedroom with a private ensuite featuring a soaker tub, double sinks, a walk-in closet, and a separate shower. The custom maple kitchen is a chef's dream, offering abundant cabinetry with under-mount lighting, granite countertops, and a two-tiered island. A walk-through pantry, designed by California Closets, leads to the laundry room, mudroom, and an attached triple garage with in-floor slab heating. The lower level boasts 10-foot ceilings, a second stone-faced gas fireplace, two large bedrooms, a full 4-piece bathroom, and a bright walkout leading to a covered deck. Heated floors ensure year-round comfort, with two forced-air furnaces and a boiler system supporting both levels and the garage. Outside, the property is designed for all-season enjoyment. A winding trail offers a long toboggan run in winter, while a large leveled area accommodates an ice rink. A natural spring-fed pond with a stone water feature enhances the backyard's beauty. Extensive sandstone retaining walls complete the stunning landscaping. With multiple no-maintenance decks, a covered front porch for morning sun, and two external level parking areas for boat and trailer storage, this property ...

3pc Bathroom 10.83 Ft x 9.17 Ft

Bedroom 19.42 Ft x 14.25 Ft

Bedroom 12.25 Ft x 11.83 Ft

Recreational, Games room 24.25 Ft x 35.00 Ft

Foyer 21.50 Ft x 19.00 Ft

Kitchen 18.67 Ft x 19.67 Ft

Laundry room 10.00 Ft x 11.83 Ft

Living room 15.50 Ft x 20.92 Ft

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Listing Presented By:



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2pc Bathroom 3.67 Ft x 8.50 Ft

5pc Bathroom 12.50 Ft x 17.75 Ft

Breakfast 7.92 Ft x 11.08 Ft

Dining room 14.17 Ft x 17.17 Ft

Office 14.08 Ft x 14.17 Ft

Primary Bedroom 23.58 Ft x 18.67 Ft

Other 8.25 Ft x 7.42 Ft