



## 352104 229 Avenue Rural Foothills County Alberta

\$1,725,000

Stunning Custom-Built Home in Exclusive Mountain Woods Community. Discover this exquisite 7.03-acre property in the sought-after Mountain Woods community, located just 9.2 km south of 22X on Highway 762. This tranquil enclave features only eight properties, each ranging from 5 to 10 acres, nestled on a paved cul-de-sac and serviced by a provincially regulated water COOP. Custom-Built by Vicor Homes: Completed in 2017 with basement finishing in 2018, this home boasts approximately 3,700 sq. ft. of total living space (1,850 sq. ft. on each level). Surrounded by old-growth Lodge Pole Pine, Norwegian, and White Spruce, with charming groves of Mountain Aspen, the property offers several walking paths and abundant firewood. The home is set 53 meters back from main road with a paved driveway and is over 400 meters from Highway 762. A large main-floor deck is adjacent to covered deck that features a beautiful barrel-vault ceiling that shelters the wood-burning fireplace, a covered lower patio, secure cold storage room and hot tub area accessed from the walkout basement. Open-concept great room with an XL kitchen featuring granite counters, bar seating, beverage fridge and a dining area. 3 bedrooms (main-floor master) and 3 bathrooms, including a luxurious ensuite and main floor office space. The house features an outside Hik Connect security camera system and integrated alarm system. Entertainment is provided by a Control4 sound systems zoned throughout the house and a large media room in the basement. The basement has a large recreation/fitness area, bar with granite counters and a fridge and sink. A natural gas forced air high-efficiency furnace and boiler for hydronic floor heating (basement) and hot water, electric floor heating (kitchen, foyer, ensuite). The garage boasts an infrared 50,000 BTU garage heater, integrated work benches, hot and cold faucet and 220V 60A ...

3pc Bathroom 10.33 Ft x 11.58 Ft

Other 9.75 Ft x 9.08 Ft

Bedroom 14.50 Ft x 11.58 Ft

Bedroom 10.42 Ft x 9.83 Ft

Dining room 11.58 Ft x 13.00 Ft

Foyer 9.00 Ft x 10.33 Ft

Kitchen 14.92 Ft x 19.42 Ft

Laundry room 14.75 Ft x 7.92 Ft

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Listing Presented By:



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Recreational, Games room 36.00 Ft x 25.92 Ft

Media 20.33 Ft x 17.08 Ft

Furnace 17.25 Ft x 13.42 Ft

4pc Bathroom 4.92 Ft x 8.67 Ft

4pc Bathroom 13.50 Ft x 11.17 Ft

Living room 16.92 Ft x 28.08 Ft

Office 11.92 Ft x 10.07 Ft

Primary Bedroom 15.50 Ft x 14.42 Ft

Other 9.25 Ft x 8.67 Ft