



## 48044 286 Avenue Rural Foothills County Alberta

\$1,299,900

!! OPEN HOUSE SCHEDULED FOR SUNDAY, OCTOBER 13, 2024 FROM 12:00 PM - 3:00 PM!! HORSE LOVERS PARADISE! Considering a move up to Acreage Living? This property will check ALL the boxes and is conveniently situated on 286 Avenue E, a mere 10-minute drive to the South end of Calgary. One of first things you will notice as you enter this property is the BEAUTIFULLY manicured landscaping along the paved tear drop shaped driveway. Tucked away and hidden at the end of the drive sits this 5-bedroom, 3 bathrooms, exquisite and immaculately maintained fully developed Walkout Bungalow with over 3150 square feet of developed living space! Originally built in 1999, this home has undergone substantial upgrading throughout both levels. Some of those upgrades include fresh paint on the home and detached garage, cork flooring, hardwood flooring, premium granite kitchen counters, laminate flooring on lower level, upgraded appliances including induction stove with double ovens, 8 windows replaced to triple pane, high efficiency furnace and air conditioning, and Poly B water lines replaced with PEX. This list of upgrades goes on and on, and have been provided in the supplements for anyone to have a look at! The main level floorplan on this home offers functionality and is very conducive to family living and entertaining with a large primary bedroom with 5 pc ensuite bath and expansive walk-in closet, 2 additional family bedrooms, a large kitchen island, open floor plan, easy access to front and massive rear deck to expand your outdoor living spaces. The lower level of this home offers even more entertainment space with 9' ceilings, stone faced gas fireplace, pool table area with wet bar, 2 additional bedrooms, laundry room with sink and laundry table, play area, and more! A heated and oversized double attached garage along with an unheated double detached garage, coupled with 2 paved par...

Family room 20.25 Ft x 16.58 Ft

Recreational, Games room 18.58 Ft x 13.50 Ft

Bedroom 14.67 Ft x 11.17 Ft

Other 7.42 Ft x 3.25 Ft

Kitchen 16.42 Ft x 8.92 Ft

Dining room 16.42 Ft x 10.08 Ft

Primary Bedroom 16.00 Ft x 12.33 Ft

Other 7.83 Ft x 6.92 Ft

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

Listing Presented By:



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Bedroom 13.00 Ft x 11.58 Ft  
Other 9.25 Ft x 6.58 Ft  
Laundry room 13.00 Ft x 4.67 Ft  
4pc Bathroom 8.92 Ft x 5.92 Ft  
Furnace 13.00 Ft x 6.83 Ft  
Living room 16.33 Ft x 15.92 Ft

5pc Bathroom 9.83 Ft x 8.67 Ft  
Bedroom 12.33 Ft x 10.17 Ft  
Bedroom 12.33 Ft x 9.83 Ft  
Other 6.33 Ft x 3.50 Ft  
Foyer 12.67 Ft x 3.42 Ft