



## 48154 354 Avenue Rural Foothills County Alberta

\$1,399,999

Welcome to this stunning 5-bedroom, 3.5-bathroom walk-out bungalow set on a peaceful 5-acre lot surrounded by mature trees and offering an impressive 5,248.50 sqft of fully developed living space. This home features a triple oversized heated garage, perfect for your vehicles and storage needs. Step inside and be greeted by the warmth of an interior stone feature wall in the living room, anchored by one of two wood-burning fireplaces. The open-concept design creates a seamless flow from the oversized kitchen and dining areas to the spacious living room, ideal for both family living and entertaining. From the front porch, kitchen windows, or the primary bedroom, soak in the breathtaking mountain views, or relax on the oversized back deck for an even more serene experience. The fully developed basement is a dream, with in-floor heating throughout and rough-ins for a secondary kitchenette, offering endless possibilities for additional living space or a potential secondary suite would be subject to approval and permitting by the city/municipality. With two furnaces and two air conditioning units, comfort is assured in every season. The new roof, installed in 2022, ensures peace of mind for years to come. For those seeking extra security, the property is equipped with a security system that is ready for hookup. Whether you're looking for a peaceful retreat or a large family home, this property offers the perfect balance of nature and modern living. Don't miss your opportunity to make this incredible property your own! Contact us today for a private viewing. (id:6769)

Recreational, Games room 27.00 Ft x 18.42 Ft

Other 14.00 Ft x 6.00 Ft

Bedroom 14.50 Ft x 13.58 Ft

Office 13.75 Ft x 13.58 Ft

Bedroom 14.17 Ft x 13.58 Ft

Bedroom 13.58 Ft x 13.50 Ft

Storage 26.00 Ft x 13.58 Ft

Living room 29.00 Ft x 15.00 Ft

Kitchen 17.42 Ft x 14.00 Ft

Dining room 15.33 Ft x 11.00 Ft

Primary Bedroom 16.08 Ft x 14.83 Ft

Bedroom 18.25 Ft x 11.00 Ft

Laundry room 10.08 Ft x 8.50 Ft

5pc Bathroom 11.58 Ft x 11.42 Ft

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

Listing Presented By:



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Furnace

14.58 Ft x 11.67 Ft

5pc Bathroom

13.25 Ft x 5.42 Ft

6pc Bathroom

14.67 Ft x 5.58 Ft

2pc Bathroom

.00 Ft x .00 Ft

Other

18.50 Ft x 6.17 Ft