



## 642243 72 Street Rural Foothills County Alberta

\$1,395,000

Welcome to your dream acreage in scenic Foothills County, where luxury meets the calm of prairie living. Set on 5 acres with mountain and open field views in every direction, this updated walkout bungalow combines refined finishes with the lifestyle you've been dreaming of. Step into the bright and spacious main floor, where vaulted ceilings and floor-to-ceiling windows invite natural light to pour in. The home features beautifully crafted 7" wide French oak plank flooring with an oil finish that adds warmth and richness to the space. The living room is an inviting area centered around a gas fireplace with a striking glass tile surround and a custom black walnut mantle; a truly premium detail that sets the tone for the quality throughout. The kitchen offers both style and function with stainless steel appliances, quartz countertops, a bold blue tile backsplash, garburator, stylish pendant lighting, and a large island with breakfast bar seating. The smart layout and ample cabinetry make it ideal for everyday living and entertaining. From here, step onto one of two expansive decks; one covered and equipped with a gas hookup for year-round BBQing. The second deck also connects to the private primary bedroom, offering peaceful views across the prairies. The primary bedroom features vaulted ceilings, a gas fireplace, and a custom California Closet. The spa-inspired ensuite is a true showpiece, showcasing a live-edge black walnut vanity with a waterfall leg and mortise & tenon joinery, a rainfall shower, heated towel rack, and handcrafted maple sliding door. A main floor office, perfect for remote work, and a two-piece guest bath complete this level. The walkout basement includes heated floors, two generously sized bedrooms with bay windows, a full 4-piece bathroom with travertine tile and custom cherry cabinetry, and a large recreation space ideal for movie nights, a home g...

4pc Bathroom 7.75 Ft x 11.17 Ft

Bedroom 21.50 Ft x 16.50 Ft

Bedroom 17.25 Ft x 15.75 Ft

Recreational, Games room 22.42 Ft x 16.50 Ft

Dining room 5.92 Ft x 8.67 Ft

Foyer 7.17 Ft x 8.25 Ft

Kitchen 18.17 Ft x 15.92 Ft

Living room 13.75 Ft x 20.08 Ft

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central



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Furnace 9.17 Ft x 17.25 Ft  
2pc Bathroom 5.25 Ft x 4.50 Ft  
3pc Bathroom 4.83 Ft x 11.33 Ft

Office 10.17 Ft x 13.25 Ft  
Primary Bedroom 23.67 Ft x 13.25 Ft