



## 8130 722 Avenue Rural Foothills County Alberta

\$675,000

This mature, fully landscaped acreage has amazing mountain and panoramic views of the Foothills. Located in a private yet convenient setting, it is 20 minutes from High River, 15 minutes from Nanton and 10 minutes to Highway 2. This 3 bedroom bungalow is nestled on 3.5 acres with a double attached garage and 38'x22' shop. This lifestyle home is a cozy well kept retreat. The kitchen is complimented by wood cabinetry, granite countertops and stainless steel appliances. The sunroom that is attached on the west side of the kitchen can be used as a multi-purpose space giving you access to the southwest and northwest facing decks. This home is complimented by vinyl plank hardwood flooring, allowing for a beautiful seamless flow. The living room is spacious and bright with a beautiful large picture window and window seat. The primary bedroom is nicely tucked away from the main living space. It boasts an open concept bath and closet area. The three piece ensuite, it has a tiled shower and a vanity that looks out onto the front garden. The laundry / bedroom in this home is a perfect space and provides flexible purpose. In addition there is a four-piece bath on the main floor. The fully developed basement has an additional bedroom, family / fitness area, a three-piece bathroom and large storage room. The mature trees and manicured landscaping in addition to the breathtaking views make this home an incredible opportunity. (id:6769)

Family room 14.33 Ft x 13.33 Ft

Exercise room 10.58 Ft x 23.58 Ft

3pc Bathroom Measurements not available

Bedroom 10.25 Ft x 14.92 Ft

Storage 10.00 Ft x 16.17 Ft

Kitchen 19.25 Ft x 10.25 Ft

Sunroom 21.92 Ft x 13.33 Ft

Living room 12.00 Ft x 21.58 Ft

Primary Bedroom 12.83 Ft x 10.83 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 9.42 Ft x 10.92 Ft

Other 6.50 Ft x 7.75 Ft

Listing Presented By:



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