



12040 338 Avenue Rural Foothills County Alberta

\$1,749,990

A Private Country Oasis on 5.52 Acres | Steps to Town | 2,231 Sq. Ft. Above Grade | Over 3,000 Sq. Ft. of Total Developed Living Space Discover this exceptional acreage property offering privacy, natural beauty, and timeless country charm -- all just minutes from town amenities. Nestled on 5.52 fully treed acres behind a private gated entrance, this uniquely designed residence provides a serene lifestyle while maintaining convenient access to daily necessities and major roadways. The home features thoughtfully selected farmhouse-inspired finishes, including reclaimed elements sourced from historic sites. The well-appointed kitchen includes stainless steel appliances, ample counter space, and extensive cabinetry, providing both functionality and style. The adjoining dining room offers a warm and inviting space for family gatherings and special occasions. A dramatic, light-filled family room showcases vaulted ceilings and expansive windows framing the peaceful natural surroundings. The sunken living room adds an additional cozy retreat, complete with a wood-burning fireplace and bay window -- ideal for relaxing on cooler evenings. The upper level hosts a charming primary bedroom with double barn-door closet access, a gas fireplace, and a private balcony overlooking the treed landscape -- the perfect spot for morning coffee or quiet reflection. A second bedroom, flex room, and spacious 5-piece bathroom complete this level. The finished lower level offers a large multi-purpose space, an additional bedroom with 2-piece bathroom (macerating toilet), and direct walk-up access to the outdoors. The fully developed lower level offers exceptional additional living space, featuring a bedroom, a 2-piece bathroom (macerating toilet), a large recreation room, storage area, and direct walk-up access to the outdoors, making it ideal for guests, teens, or multi-use living. Outdoor Feature...

Primary Bedroom 17.75 Ft x 14.92 Ft

5pc Bathroom 13.67 Ft x 11.75 Ft

Other 6.25 Ft x 9.83 Ft

Bedroom 10.33 Ft x 10.33 Ft

2pc Bathroom 4.25 Ft x 6.42 Ft

Laundry room 7.75 Ft x 10.33 Ft

Kitchen 14.00 Ft x 14.58 Ft

4pc Bathroom 11.00 Ft x 5.42 Ft

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Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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Bedroom 10.33 Ft x 11.58 Ft

Bedroom 15.50 Ft x 14.42 Ft

Storage 6.92 Ft x 11.17 Ft

Recreational, Games room 22.08 Ft x 11.58 Ft

Furnace 10.83 Ft x 11.75 Ft

Furnace 10.83 Ft x 10.50 Ft

Bedroom 9.75 Ft x 10.58 Ft

Dining room 13.00 Ft x 12.42 Ft

Foyer 8.83 Ft x 6.50 Ft

Living room 17.25 Ft x 17.75 Ft

Family room 19.42 Ft x 23.17 Ft