



# 15 Norris Coulee Trail Rural Foothills County Alberta

\$1,285,000

Upon entering, you'll be captivated by the abundance of natural light and the inviting open-concept floor plan. The living room features a cozy gas fireplace and impressive vaulted ceilings. The well-appointed kitchen seamlessly blends with the main living space and charming breakfast nook. An extra large island serves as both a gathering spot and a practical space for meal preparation. Granite countertops, built-in wall oven, and microwave further elevate the culinary experience. Additionally, this home offers a formal dining room, home office and a 4-piece bath. You'll also find two additional bedrooms, including the primary bedroom, with a walk-in closet and a spacious ensuite. The ensuite bathroom features double sinks, a shower, and a soaker tub. For added convenience, the main floor hosts a laundry room and a 2-piece bath. As you venture downstairs to the fully finished walkout basement, you'll discover two more bedrooms, in-floor heating, and a 4-piece bathroom. The generous living space lends itself to multiple possibilities, from an additional family room to a dedicated games area. This lower level also features a wet bar, perfect for entertaining. Movie enthusiasts will appreciate the dedicated home theatre room, while those seeking relaxation can indulge in the sauna. Outside, this home sits on a sprawling 4-acre lot with mature landscaping. An electric gate and a paved driveway lead to the oversized 3-car heated garage complete with a parking pad featuring electric hookups for your RV. For your four-legged companions, the property is equipped with equine-friendly cross fencing, a horse shelter, and a dog run. The community itself boasts bridle trails, catering to equestrian enthusiasts. Don't miss the opportunity to make this remarkable property your own. (id:6769)

Bedroom 10.92 Ft x 13.83 Ft

Bedroom 11.08 Ft x 12.33 Ft

Recreational, Games room 27.25 Ft x 41.75 Ft

Media 17.92 Ft x 12.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Office 13.75 Ft x 13.17 Ft

Dining room 10.75 Ft x 13.17 Ft

Primary Bedroom 15.00 Ft x 13.08 Ft

Bedroom 11.25 Ft x 11.75 Ft

2pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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Kitchen 14.17 Ft x 12.92 Ft

Breakfast 12.08 Ft x 11.00 Ft

Living room 19.67 Ft x 20.67 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft