

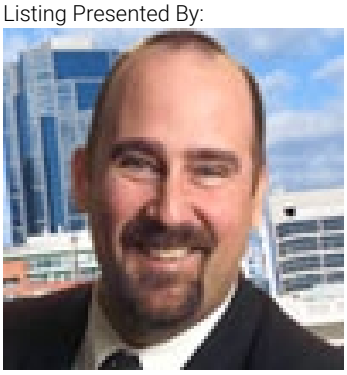
16044 258 Avenue Rural Foothills County Alberta

$1,399,900

Sometimes the perfect property comes along... and when it does, you don't wait. This is one of those rare opportunities! Welcome to this exceptional fully developed 2-storey walkout on 4.4 beautifully landscaped acres just outside the city limits off Dunbow Road. Offering over 2,870 sq. ft. of developed living space, this property combines privacy, convenience, and the ultimate acreage lifestyle. Access the property through the automatic security gate and paved driveway to a meticulously maintained home featuring 3 bedrooms, 4 bathrooms, an attached double garage, and a fully finished walkout basement. The main floor showcases vaulted ceilings, luxury vinyl flooring, and a beautifully appointed kitchen with granite countertops, large centre island, corner pantry, gas range, brand-new refrigerator and dishwasher (2025), and reverse osmosis water system servicing both the kitchen sink and refrigerator. The bright breakfast nook opens onto a maintenance-free Duradek deck with glass railings and gas BBQ hookup. Perfect for entertaining, the spacious dining area flows into the inviting living room, highlighted by a stunning floor-to-ceiling stone two-way gas fireplace. A convenient 2-piece bath and oversized laundry room complete the main level. Upstairs, the spacious primary retreat features an ensuite with heated tile floors, dual vanities, and a tiled walk-in shower with glass door and built-in bench. Two additional bedrooms, a 4-piece bathroom, and an open-to-below hallway complete the upper level. The fully finished walkout basement offers in-floor slab heating, a large recreation/family room, 3-piece bathroom, and an existing egress window, making it easy to add a fourth bedroom if desired. Step outside to enjoy a private backyard oasis with a firepit, playset, mature trees, landscaped lawn, and natural green space. Extensive recent upgrades include approx. $45,00...

Primary Bedroom 14.67 Ft x 13.00 Ft
4pc Bathroom 10.58 Ft x 5.92 Ft
Bedroom 13.67 Ft x 9.08 Ft
Bedroom 13.83 Ft x 8.92 Ft
4pc Bathroom 8.67 Ft x 4.83 Ft
Recreational, Games room 31.67 Ft x 11.75 Ft
Family room 16.50 Ft x 13.17 Ft
3pc Bathroom 12.58 Ft x 5.25 Ft
Living room 14.25 Ft x 13.92 Ft
Kitchen 12.42 Ft x 11.75 Ft
Dining room 17.75 Ft x 12.33 Ft
Breakfast 10.00 Ft x 8.83 Ft
Laundry room 10.58 Ft x 8.92 Ft
2pc Bathroom 8.17 Ft x 5.58 Ft

Listing Presented By:



Originally Listed by:
Town Residential

RE/MAX Realty Professionals

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