

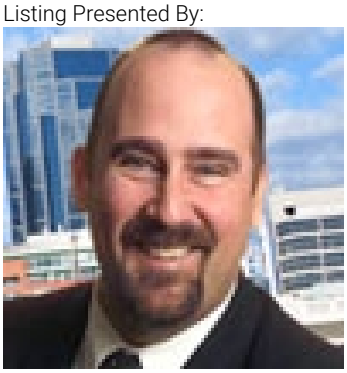
198189 64 Street Rural Foothills County Alberta

$1,895,000

Perched atop the first foothill overlooking Spruce Meadows & the Calgary skyline, this exceptional 3.1-acre property offers breathtaking panoramic Rocky Mountain & city views. Enjoy the convenience of the city & the peace of an acreage, with food & Amazon deliveries right to your door. Watch the Spruce Meadows fireworks from the comfort of your property or e-bike down to Kildare's Pub in Silverado. A secure gated entrance & driveway lined with mature fir trees seclude the home from the main road, & the asphalt driveway with turnaround offers easy access for residents & guests. Silverado shopping, coffee shops & restaurants are approx. 5 minutes away. This bungalow blends mid-century grandeur with charmingly updated spaces. The impressive great room welcomes you with floor-to-ceiling windows framing full Rocky Mountain views & a full-height rock wall with a gas fireplace. The renovated kitchen offers white cabinetry, granite counters, a Brigade 5-burner gas stove & Sub-Zero fridge/freezer, with breathtaking views of the Calgary Tower & downtown skyline framing your kitchen. The breakfast nook flows to outdoor living & a step-down family room with custom built-ins, rich stone fireplace & wall-to-wall windows flooding the space with light & mountain views. Across from the kitchen, the formal dining room is built for entertaining & large holiday gatherings. The main floor has 2 bedrooms, incl. a generous primary retreat with ample closet space & natural light, plus a flexible 2nd bedroom ideal for guests, children, a home office or art space. An oversized double attached garage connects to a laundry/mudroom with sink. The fully finished basement adds 2 bedrooms, a full bathroom, cold storage room, ample storage, flexible rec areas & a theatre room with a cozy fireplace for movie nights & game days. Proudly offered by the original owner, this home has been thoughtfully ...

3pc Bathroom 5.08 Ft x 11.17 Ft
Bedroom 17.00 Ft x 11.42 Ft
Bedroom 12.58 Ft x 10.42 Ft
Recreational, Games room 20.75 Ft x 20.08 Ft
Bedroom 11.42 Ft x 12.00 Ft
Breakfast 11.50 Ft x 9.00 Ft
Dining room 12.17 Ft x 11.17 Ft
Family room 15.67 Ft x 16.33 Ft

Listing Presented By:



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Storage 10.67 Ft x 3.17 Ft
Storage 16.58 Ft x 16.17 Ft
Storage 5.75 Ft x 5.33 Ft
Furnace 12.25 Ft x 17.83 Ft
3pc Bathroom 9.17 Ft x 5.25 Ft
4pc Bathroom 11.50 Ft x 5.00 Ft

Kitchen 11.50 Ft x 14.33 Ft
Laundry room 5.75 Ft x 14.00 Ft
Living room 21.67 Ft x 16.25 Ft
Primary Bedroom 16.00 Ft x 26.33 Ft
Storage 8.42 Ft x 3.67 Ft