

200042 198 Avenue Rural Foothills County Alberta

$2,175,000

WELCOME to this EXCEPTIONAL WALKOUT BUNGALOW on 6.98 PRIVATE ACRES in RURAL FOOTHILLS COUNTY, offering 3,868 SQ. FT. OF DEVELOPED LIVING SPACE, 4 BEDROOMS, 3.5 BATHROOMS, CENTRAL A/C, an OVERSIZED TRIPLE HEATED ATTACHED GARAGE + a DETACHED SINGLE GARAGE!!! Built for refined country living just mins from Calgary. LOCATED on a QUIET CUL-DE-SAC, an ELECTRIC GATE opens to a long PRIVATE DRIVEWAY framed by MATURE TREES + expansive lawns, creating an impressive arrival + exceptional privacy.A welcoming FRONT PATIO leads into a bright OPEN FLOORPLAN w/HARDWOOD FLOORING, oversized windows + peaceful ACREAGE VIEWS. The LIVING ROOM centres around a floor-to-ceiling STONE GAS FIREPLACE + CUSTOM BUILT-INS, seamlessly connecting to the kitchen + dining area. The DINING ROOM offers direct access to the EXPANSIVE REAR DECK--perfect for morning coffee, summer dinners + enjoying the landscape.The UPDATED KITCHEN makes a statement w/QUARTZ COUNTERTOPS, full-height cabinetry, oversized island w/seating + storage, designer lighting + PREMIUM APPLIANCES incl. a WOLF GAS COOKTOP, MIELE BUILT-IN REFRIGERATOR/FREEZER, STEAM OVEN, CONVECTION OVEN + DISHWASHER, plus a MARVEL BEVERAGE FRIDGE. A WALK-IN PANTRY adds exceptional prep + storage space. The MUDROOM w/built-ins + nearby 2 pc bath connects directly to the garage.The MAIN-LEVEL PRIMARY RETREAT offers abundant natural light, acreage views + DIRECT DECK ACCESS. The 5 PC ENSUITE adds everyday luxury w/an extended DOUBLE VANITY, SOAKER TUB + separate shower, while the WALK-IN CLOSET offers excellent built-in organization!!! The 2nd Bedroom + 3rd Bedroom share a convenient 5 PC BATHROOM--ideal for family, guests or office space.The FULLY FINISHED WALKOUT is built for entertaining w/an expansive RECREATION/GAMES ROOM, NEWER CARPET, 2nd floor-to-ceiling STONE GAS FIREPLACE + direct PATIO ACCESS. The dedicated MEDIA ROOM w/PROJECTOR SCREEN +...

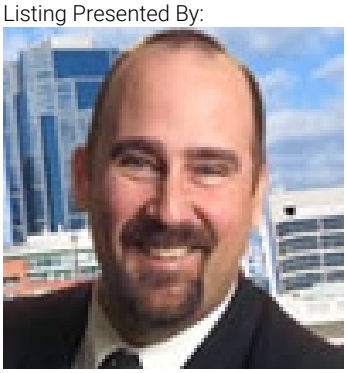
Recreational, Games room 32.42 Ft x 20.33 Ft

Primary Bedroom 21.92 Ft x 15.83 Ft

Bedroom 16.58 Ft x 15.00 Ft

Other 8.17 Ft x 4.50 Ft

Listing Presented By:



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Media 19.33 Ft x 19.33 Ft
4pc Bathroom 9.92 Ft x 4.92 Ft
Furnace 12.25 Ft x 12.25 Ft
Storage 6.75 Ft x 6.67 Ft
Living room 21.00 Ft x 14.50 Ft
Kitchen 15.50 Ft x 13.50 Ft
Pantry 5.58 Ft x 5.25 Ft
Dining room 11.00 Ft x 9.00 Ft

5pc Bathroom 16.92 Ft x 5.83 Ft
Bedroom 12.17 Ft x 10.67 Ft
5pc Bathroom 16.92 Ft x 5.83 Ft
Bedroom 12.17 Ft x 10.67 Ft
Foyer 6.75 Ft x 5.08 Ft
Other 7.33 Ft x 5.58 Ft
2pc Bathroom 6.92 Ft x 5.33 Ft