



202035 80 Street Rural Foothills County Alberta

\$1,450,000

This beautifully treed and well-maintained acreage offers outstanding privacy and an incredibly convenient location, just minutes from Calgary. Set on 2.60 acres and surrounded by mature evergreens, this large bungalow provides 2,857 sq. ft. above grade and over 5,700 sq. ft. of total interior space. It includes a triple attached garage and a separate heated shop with running water, measuring 26 x 50 feet. This is a rare opportunity to enjoy quiet country living with mountain views and stunning sunsets while remaining within walking distance of the city. The main level is bright and welcoming, featuring a spacious front entry, rich hardwood floors, and large windows overlooking the property. The dining and sitting rooms are warm, comfortable spaces filled with natural light. The kitchen is practical and well-designed, offering full-height cabinetry, granite counters, a large island, wine storage, and a sunny breakfast nook with a clear sightline into the backyard. The primary suite offers a true sense of retreat with its impressive dimensions, easily accommodating a king bed along with space for a reading area or lounge furniture. The custom walk-in closet provides excellent organization, and the beautifully finished ensuite features a deep soaker tub, glass shower, double vanity, and rich wood cabinetry. Two additional bedrooms, a full bathroom, an office or den, a family room, a mud room, and a laundry room complete the main level. The fully developed lower level adds exceptional flexibility, offering a large recreation area, bar space, media room, three additional bedrooms, two bathrooms, several storage rooms, and a convenient kitchenette. This layout is ideal for large families, multigenerational living, or anyone wanting extra space for hobbies or entertaining guests. A steam room is roughed in and ready for the next owners to finish if desired. Outside, the prop...

Recreational, Games room 15.00 Ft x 31.00 Ft

Media 15.17 Ft x 23.17 Ft

Other 12.00 Ft x 121.50 Ft

Bedroom 8.50 Ft x 10.75 Ft

Bedroom 9.08 Ft x 15.00 Ft

Bedroom 10.00 Ft x 13.00 Ft

Storage 6.75 Ft x 12.25 Ft

4pc Bathroom 5.08 Ft x 12.00 Ft

Steam room 10.58 Ft x 12.25 Ft

1pc Bathroom Measurements not available

Other 7.00 Ft x 11.00 Ft

Dining room 14.00 Ft x 20.00 Ft

Office 9.42 Ft x 10.25 Ft

Other 11.83 Ft x 14.00 Ft

Living room 14.00 Ft x 19.67 Ft

Other 21.17 Ft x 26.67 Ft a

Listing Presented By:



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CIR Realty

<http://www.donerightrealty.ca/>

RE/MAX Realty Professionals

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Furnace 8.50 Ft x 12.17 Ft

Laundry room 6.00 Ft x 7.08 Ft

Furnace 8.00 Ft x 23.33 Ft