

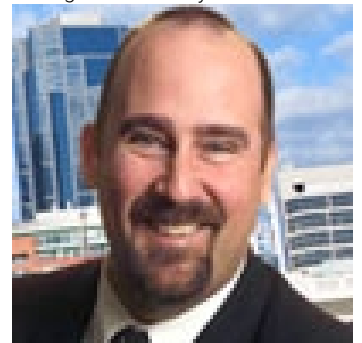


226184 76 Street Rural Foothills County Alberta

\$1,499,900

9.12 ACRES OF COUNTRY FREEDOM, MOUNTAIN VIEWS + AN INCREDIBLE EQUESTRIAN SETUP--JUST 10 MINS FROM CALGARY!!! WELCOME to this EXCEPTIONAL BUNGALOW ACREAGE, offering 2,483+ SQ. FT. DEVELOPED, 3 BEDROOMS + 2 POTENTIAL BEDROOMS, 2 FULL BATHS + a MASSIVE 47'7" x 31' QUONSET w/HEATED WORKSHOP + BARN! Featuring a ROUND PEN, CORRALS, FENCED PASTURES + HORSE SHELTERS, this property combines SPACE, PRIVACY + COUNTRY LIVING w/CONVENIENT ACCESS TO CALGARY! A NEWER FURNACE, NEWER HOT WATER TANK, NEWER WELL PUMP + UPDATED VINYL WINDOWS add peace of mind! A PICTURESQUE TREE-LINED DRIVEWAY w/TURNAROUND AREA welcomes you to 9.12 ACRES of OPEN SPACE, MATURE TREES + ROOM TO ROAM! Inside, the FOYER leads to a FORMAL DINING ROOM w/LARGE WINDOW, ideal for hosting family + friends. The SPACIOUS KITCHEN features WARM WOOD CABINETRY, ABUNDANT STORAGE + COUNTER SPACE, a CENTRAL ISLAND w/ELECTRIC COOKTOP, BUILT-IN OVEN + MICROWAVE, SS FRIDGE + DISHWASHER! VAULTED WOOD CEILINGS w/EXPOSED BEAMS bring RUSTIC CHARM to the kitchen, adjoining BREAKFAST NOOK + INVITING LIVING ROOM, creating a warm, open atmosphere for everyday living! The MAIN-FLOOR PRIMARY BEDROOM offers a peaceful retreat w/VAULTED WOOD CEILINGS, EXPOSED BEAMS + LARGE WINDOWS! The 2ND + 3RD BEDROOMS provide space for family, guests or an office, while the UPDATED 4-PC BATH features a DARK WOOD VANITY, TILE BACKSPLASH + TUB/SHOWER COMBINATION! Downstairs, the DEVELOPED BASEMENT offers an EXPANSIVE REC ROOM w/PLUSH CARPET + a WOOD-BURNING STOVE set against a BRICK SURROUND--PERFECT for MOVIE NIGHTS + COZY WINTER EVENINGS! A BUILT-IN BAR w/CABINETRY + OPEN SHELVING makes entertaining easy. TWO FLEX ROOMS (POTENTIAL BEDROOMS) provide options for GUESTS, FITNESS, HOBBIES or a HOME OFFICE! A 3-PC BATH w/TILED SHOWER, LAUNDRY AREA + GENEROUS UTILITY/STORAGE ROOM complete the lower level! OUTSIDE, enjoy the EXPANSIVE WEST-FACING DECK w/C...

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Recreational, Games room 21.83 Ft x 15.92 Ft

Office 7.33 Ft x 4.17 Ft

Other 10.92 Ft x 9.58 Ft

Other 11.42 Ft x 7.33 Ft

Other 4.00 Ft x 2.67 Ft

Other 10.58 Ft x 7.25 Ft

3pc Bathroom 7.25 Ft x 6.83 Ft

Furnace 15.25 Ft x 10.75 Ft

Laundry room 7.25 Ft x 4.33 Ft

Living room 16.58 Ft x 11.50 Ft

Kitchen 12.58 Ft x 12.42 Ft

Dining room 17.50 Ft x 8.58 Ft

Breakfast 7.58 Ft x 6.83 Ft

Primary Bedroom 17.83 Ft x 11.50 Ft

Bedroom 11.42 Ft x 9.58 Ft

Bedroom 9.67 Ft x 8.17 Ft

Foyer 7.58 Ft x 5.33 Ft

Other 7.25 Ft x 6.17 Ft

4pc Bathroom 8.17 Ft x 7.17 Ft