

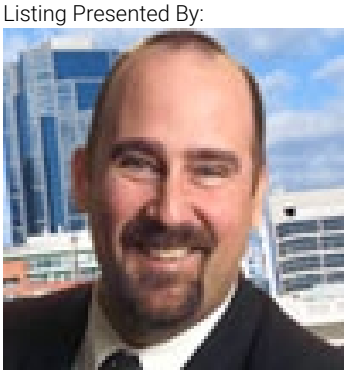
240117 210 Avenue Rural Foothills County Alberta

$2,850,000

EXCEPTIONAL VALUE ON 21 ACRES -- A RARE OPPORTUNITY. With a reconstruction appraisal of $2,420,000 and an asking price of $2,850,000, only $430,000 is allocated to the 21 acres of land. This pricing highlights an exceptional land-to-asset ratio, offering a rare opportunity to acquire a substantial estate where the land component is valued far below what is typically seen for properties of this scale and exclusivity.As you make your way up the private lane, framed by mature trees and lush natural landscaping, you arrive at an impressive, thoughtfully crafted home. The foyer opens into a warm and inviting family room, highlighted by a dramatic 20-foot stone fireplace that serves as the focal point of the space. The gourmet kitchen is sure to impress, offering a generous 10-foot island with seating, striking granite counters, a stylish backsplash, a Silgranit double under-mount sink, and high-end S/S appliances. These include a Jenn Air 48" dual-fuel range with six burners, grill and dual ovens, a custom wood hood vent, Jenn Air built-in oven, double-door refrigerator/freezer, built-in dishwasher, trash compactor, wine fridge, and warming drawer. A built-in desk with upper cabinetry adds convenience and functionality. The adjoining dining nook provides beautiful views of the surrounding trees and forest-like setting, while the formal dining room offers an elegant space for hosting special occasions.Both the dining nook and the main floor primary suite open onto the expansive deck, complete with a BBQ hookup. The home offers two primary suite options -- one on the main level and one upstairs. The main floor ensuite includes a jetted tub, double vanity, and steam shower. Two additional 2 piece bathrooms complete the main level.The upper floor features a striking open to below catwalk and several built in desk nooks ideal for studying or working from home. The upper prim...

Primary Bedroom 17.08 Ft x 14.25 Ft
Other 7.50 Ft x 5.42 Ft
4pc Bathroom 10.92 Ft x 9.08 Ft
Office 5.08 Ft x 8.42 Ft
Laundry room 10.25 Ft x 10.42 Ft
Bedroom 15.42 Ft x 10.42 Ft
Other 5.42 Ft x 6.58 Ft
3pc Bathroom 10.92 Ft x 12.33 Ft
2pc Bathroom 7.75 Ft x 5.17 Ft
Bonus Room 21.50 Ft x 27.00 Ft
5pc Bathroom 18.92 Ft x 9.00 Ft
Other 10.25 Ft x 8.92 Ft
Primary Bedroom 27.00 Ft x 16.50 Ft
2pc Bathroom 10.33 Ft x 5.58 Ft
Other 6.08 Ft x 7.42 Ft
Living room 15.33 Ft x 16.92 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Bedroom 14.25 Ft x 11.00 Ft

Dining room 10.25 Ft x 11.83 Ft

Other 6.58 Ft x 5.42 Ft