



258104 48 Street Rural Foothills County Alberta

\$1,775,000

Up a long, quiet drive on 6.84 landscaped acres just outside Calgary, this modern rustic two-storey pairs a true small-ranch setup with mountain views from every west-facing window. And it is close to Strathcona-Tweedsmuir School and the Calgary Polo Club. Mature spruce and aspen give privacy and colour through every season. The interior has been freshly painted throughout and is ready to move in, with new luxury vinyl plank flooring on all three levels. The 2024 kitchen renovation added custom cabinetry built on site, a leathered granite island and side buffet area, a new coffee station and huge pantry, European stainless appliances including a Fulgor gas range, and instant hot water and reverse osmosis at the island sink. A two-sided gas fireplace warms both the kitchen and the great room, where large windows frame the spectacular views and flood the home with west light. Patio doors lead to the bright three-season sunroom, which is sure to be a family favourite place to hang out. The sunroom and the dining area both have double doors to a huge rear deck with a pergola, outdoor seating, hot tub, sport court, firepit, natural pond, garden, volleyball area and play structure for the kids. Completing the main floor is an office, two-piece bath and a rear mudroom with one door to the backyard and another into the heated, insulated, oversized triple garage. The open-riser staircase with custom copper and timber railings leads to the upper floor, where the mountain views are at their best. The primary retreat has its own gas fireplace and a five-piece ensuite with heated floors, a deep soaker tub, a large walk-in shower and dual vanities, plus a walk-in closet with built-ins. You can even check on your horses out the back window of the walk-in closet. Two more bedrooms, a four-piece bath, a laundry room with a sink and a flex space for a second office or reading nook ...

4pc Bathroom 5.00 Ft x 9.25 Ft

Bedroom 11.42 Ft x 13.50 Ft

Bedroom 10.92 Ft x 10.50 Ft

Recreational, Games room 23.17 Ft x 26.50 Ft

Den 12.08 Ft x 10.17 Ft

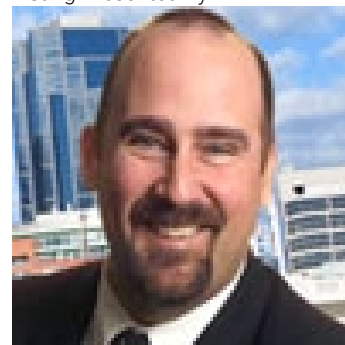
Pantry 7.75 Ft x 7.08 Ft

Sunroom 12.17 Ft x 21.08 Ft

4pc Bathroom 8.17 Ft x 9.25 Ft

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Listing Presented By:



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2pc Bathroom 5.75 Ft x 6.58 Ft

Dining room 16.58 Ft x 8.58 Ft

Foyer 9.67 Ft x 11.75 Ft

Kitchen 23.00 Ft x 11.75 Ft

Living room 18.67 Ft x 17.25 Ft

Other 7.25 Ft x 11.75 Ft

5pc Bathroom 11.67 Ft x 14.92 Ft

Bedroom 12.08 Ft x 10.17 Ft

Bedroom 12.08 Ft x 10.33 Ft

Primary Bedroom 14.42 Ft x 14.67 Ft

Laundry room 8.17 Ft x 6.00 Ft