



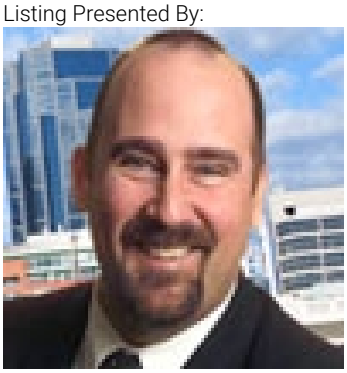
264057 562 Avenue Rural Foothills County Alberta

$1,495,000

Welcome to your dream acreage! Set on 11.5 picturesque acres with panoramic Rocky Mountain views, this exceptional property offers the rare opportunity to enjoy 2 residences, horse set up, a turn key, all in one incredible package. Whether you're looking for a multi-generational family property, space for guests, or room for your livestock, this acreage is ready to enjoy.The main residence is a sprawling bungalow, with oversized heated attached garage. Home has been completely renovated back to the studs, offering peace of mind and modern comfort throughout. The open-concept, featuring a chef-inspired kitchen with an oversized island, abundant counter & cabinet space, a wood-burning fireplace that creates a welcoming focal point. The home features 3 bedrooms and 2 bathrooms, including an impressive primary retreat with a spa-inspired ensuite, walk-in closet, with patio sliders leading to its own private 20x14 covered deck with a built in hot tub--the perfect place to unwind while taking in the surrounding views, and incredible sunrises.A few of the extensive renovation and upgrades - replaced all windows and doors, furnace, hot water tank, replaced all insulation throughout, outside walls replaced with spray foam insulation, and exterior new vinyl siding. Outside off the living area a 30x16 back deck, designed for entertaining, BBQs and enjoying those spectacular views and quiet days.The second residence is an equally impressive modular home, with extensive upgrades, offering 2 bedrooms plus a versatile flex room that can be used as an office, hobby room, or additional guest space. The open-concept floor plan features a bright kitchen with generous counter space, plenty of storage, and a large island. Skylights and lots of windows give the home a bright and inviting atmosphere. The king-sized primary bedroom offers an ensuite with dual sinks, a walk-in shower, and...

Kitchen 27.17 Ft x 13.08 Ft
Living room 20.00 Ft x 16.58 Ft
Dining room 10.42 Ft x 14.58 Ft
Primary Bedroom 14.17 Ft x 12.50 Ft
Living room 18.17 Ft x 12.33 Ft
Dining room 10.08 Ft x 13.08 Ft
Kitchen 11.50 Ft x 14.50 Ft
Primary Bedroom 17.08 Ft x 13.75 Ft

Listing Presented By:



Originally Listed by:
Century 21 Foothills Real Estate

https://donna-george.c21.ca/

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4pc Bathroom 18.25 Ft x 9.75 Ft

Other 12.58 Ft x 9.75 Ft

Bedroom 11.75 Ft x 10.17 Ft

Bedroom 9.17 Ft x 10.00 Ft

Pantry 6.25 Ft x 5.50 Ft

3pc Bathroom Measurements not available

Bedroom 9.58 Ft x 10.58 Ft

Office 15.17 Ft x 9.75 Ft

Laundry room 9.58 Ft x 6.42 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available