



# 274010 40 Street Rural Foothills County Alberta

\$1,425,000

This gorgeous fully finished walk-out home is situated on 4 acres and features mountain and DT skyline views! Prime location just outside of DeWinton and only minutes to Okotoks and Calgary. Well maintained and upgraded modern home with over 4300 sq ft of developed space with 5 bedrooms and 4.5 bathrooms. This custom-built open concept home is exquisitely finished and flooded with natural light with big bright windows throughout! As you enter the home you are greeted by the newer wide luxury vinyl plank guiding you throughout the main floor. Front formal dining room and convenient main floor office space on either side of the grand open foyer. Remodeled chef's dream kitchen with custom full height maple cabinetry, quartz counters, upgraded stainless steel appliances with cooktop stove, wall oven, and commercial fridge, white subway tile backsplash, and large center island with beverage fridge. Open to the bright dining nook with access door out to the massive wall to wall balcony with built in outdoor kitchen. Stunning double sided fireplace feature wall with floor to ceiling stone divides the sitting area and large living room with picture window. Well appointed laundry room with built-in sink and counters and 2-piece bathroom complete the well laid out main floor. Head upstairs to your master retreat with floor to ceiling stone fireplace wall, separate "his and her" walk in closets, and remodeled spa-like ensuite bathroom with freestanding soaker tub separating the dual vanities and walk in shower with rainfall shower head. The perfect place to unwind away from the kids with a glass of wine before bed! Large second bedroom with its own new ensuite bathroom, perfect for teenage girls! The good-sized 3rd and 4th bedrooms share their own 5-piece bathroom with dual sinks and separate tub/shower area. Head down to the in-floor heated walk out basement with a full 2nd ...

Primary Bedroom 14.75 Ft x 14.25 Ft  
Other 11.67 Ft x 3.92 Ft  
Other 6.67 Ft x 5.50 Ft  
5pc Bathroom 17.33 Ft x 6.67 Ft

Kitchen 17.08 Ft x 14.08 Ft  
Bedroom 13.83 Ft x 13.08 Ft  
Storage 13.25 Ft x 9.00 Ft  
3pc Bathroom 13.67 Ft x 4.75 Ft

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Bedroom 12.25 Ft x 11.25 Ft

4pc Bathroom 6.92 Ft x 6.58 Ft

Bedroom 12.00 Ft x 10.92 Ft

Bedroom 11.67 Ft x 11.08 Ft

5pc Bathroom 13.25 Ft x 9.50 Ft

Recreational, Games room 30.58 Ft x 21.25 Ft

Furnace 14.42 Ft x 10.00 Ft

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Living room 17.25 Ft x 13.83 Ft

Family room 18.17 Ft x 12.50 Ft

Kitchen 13.17 Ft x 11.08 Ft