



304102 338 Avenue Rural Foothills County Alberta

\$1,989,000

Located just 30 minutes southeast of Calgary, this stunning property spans 152 acres, blending luxury living, sustainability, and agricultural potential. The attention to detail and breathtaking views of the prairies and mountains provide a serene escape from city life. Upon entering, the high-quality finishes, such as engineered hardwood floors and quartz countertops, are immediately evident. The vaulted ceilings with wood rafters and panoramic windows in the living room offer stunning views and natural light. The kitchen is equipped with high-end appliances, quartz countertops, and a large island. The adjoining deck offers a BBQ gas line and stunning views, making it ideal for outdoor gatherings. The open-concept dining area flows seamlessly into the living room and kitchen. The master suite includes a spacious walk-in closet and a luxurious 5-piece ensuite with high-end fixtures. The walkout basement's large recreation room, with a gas fireplace and beautifully finished concrete floors with in-floor heating, is perfect for entertaining. The two large bedrooms that are situated away from the recreation room feature large windows and carpeted floors. Uniquely designed and conveniently placed close to the bedrooms you will find two 2-piece bathrooms, which will ease the stress in the mornings when the bathrooms are high in demand. The design by SALT aimed for net zero sustainability, with 2x8 walls and spray foam insulation contributing to thermal and structure stability. The triple-pane vinyl windows enhance energy efficiency. The home's exterior features high-gage steel siding and white Smart Board, combining durability and aesthetics.. The legal secondary suite provides additional living space, perfect for guests, older children or additional rental income. It includes a spacious living area, fully equipped kitchen, and two bedrooms. (More Information provide...

- 2pc Bathroom 6.83 Ft x 7.25 Ft
- 2pc Bathroom 6.83 Ft x 10.42 Ft
- Bedroom 10.92 Ft x 15.75 Ft
- Bedroom 11.00 Ft x 11.08 Ft

- Dining room 22.42 Ft x 8.92 Ft
- Foyer 10.75 Ft x 6.33 Ft
- Kitchen 22.42 Ft x 10.58 Ft
- Living room 18.00 Ft x 14.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Recreational, Games room 21.67 Ft x 33.50 Ft

Furnace 10.08 Ft x 18.33 Ft

2pc Bathroom 7.33 Ft x 3.25 Ft

5pc Bathroom 11.33 Ft x 9.67 Ft

Other 11.08 Ft x 6.33 Ft

Primary Bedroom 11.42 Ft x 19.00 Ft

Other 11.17 Ft x 8.83 Ft