



306016 240 Street Rural Foothills County Alberta

\$1,400,000

Would you like to own almost 100 acres of land? This unique 10 acre property has 88 acres adjacent to it, which can be subdivided with endless opportunities. Prepare to be captivated by the breathtaking views that surround this property. Whether you're sipping your morning coffee on the deck or watching the sun dip below the horizon, the vistas of rolling hills and majestic mountains will leave you in awe. As you walk into the beautiful cedar home you're greeted by a spacious foyer where there are built in cabinets with lots of storage. As you walk in, to your left is your open concept kitchen & living room, with lots of windows to see the incredible views. The kitchen offers granite countertops, gas range, huge pantry and massive island, great for entertaining family or friends. It doesn't stop there, off the kitchen & living room there are french doors that lead to the wrap around deck. Also on the main floor you have a Primary Bedroom with an ensuite, a half bath and a door that leads to the Double Attached garage. As you walk to the top floor, you have a full bath and 2 additional bedrooms. Walkout basement, that offers 3 more bedrooms, which is 6 bedrooms in total, the laundry room, utility room and a big rec room you can use for a gym or theater room. For any horse enthusiast there is a horse ring and large fields for the horses to graze. There is also space to build a shop, and the plumbing is already there for you. Brand new boiler, water systems and more. You have the freedom to create your own oasis. Plant a garden, raise animals, or simply bask in the serenity of untouched wilderness. For those who appreciate the great outdoors, this property is a dream come true. (id:6769)

Bedroom 13.42 Ft x 9.25 Ft
 Bedroom 14.83 Ft x 9.58 Ft
 4pc Bathroom 8.25 Ft x 7.00 Ft
 Family room 25.08 Ft x 17.67 Ft
 Bedroom 10.58 Ft x 9.83 Ft
 Bedroom 16.50 Ft x 12.58 Ft

Furnace 7.92 Ft x 7.75 Ft
 Living room 21.58 Ft x 16.50 Ft
 Kitchen 16.00 Ft x 15.17 Ft
 Dining room 10.50 Ft x 10.42 Ft
 Pantry 5.42 Ft x 3.50 Ft
 Primary Bedroom 16.17 Ft x 10.58 Ft

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

Listing Presented By:



Originally Listed by:
eXp Realty

<https://brittanyriley.exp Realty.com/>

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Bedroom 13.00 Ft x 8.33 Ft
Laundry room 7.92 Ft x 6.42 Ft
4pc Bathroom 7.92 Ft x 7.83 Ft

3pc Bathroom 7.00 Ft x 5.75 Ft
Foyer 10.83 Ft x 10.33 Ft
2pc Bathroom 6.08 Ft x 5.33 Ft