



402017 23 Street Rural Foothills County Alberta

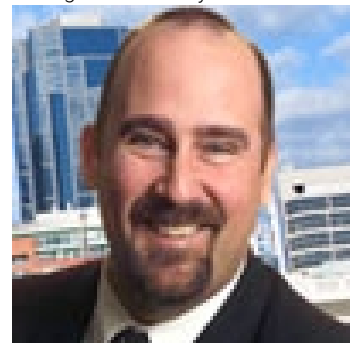
\$1,880,000

Welcome to a truly exceptional Foothills estate where refined design, modern luxury, and wide-open space come together in perfect balance. Set on 3.1 fully fenced and gated acres, this impressive 4,800 sq ft residence is tucked into one of the area's most sought-after upscale subdivisions, offering privacy, convenience, and breathtaking views of the mountains, rolling valley, and even glimpses of the city skyline. The striking exterior immediately sets the tone with HardiePlank siding, extensive stone detailing, Gemstone lighting, a welcoming front porch, and a brand new 44'x20' cedar deck designed for entertaining and sunset views roughed in for an outdoor fireplace. A heated 4-car garage and a newly completed 1,420 sq ft detached workshop, architecturally matched to the home with freshly paved access, provide exceptional space for vehicles, hobbies, or ample storage. Step inside to soaring 20-foot ceilings, oversized windows, and sun-filled living spaces anchored by a modern fireplace. The main floor is thoughtfully laid out with a private home office, a grand living room, and a refined dining area with a statement feature wall and fireplace. The chef's kitchen is fully outfitted with newer high-end appliances including a brand new chef's dream gas stove and dual ovens, quartz countertops, a large island, modern cabinetry and a walk-in pantry, perfectly blending function and style. A generous recreational flex space offers endless possibilities. An ideal games room, home gym, theatre, man cave, or easily converted into a main-floor bedroom with exterior access to the massive deck. Upstairs, retreat to a large bonus room with mountain views, the perfect place to relax and unwind. Two spacious bedrooms are connected by a beautifully finished Jack & Jill bathroom, while a designer laundry room adds everyday convenience. Further down the open hallway you'll find the pri...

Living room 19.17 Ft x 18.25 Ft
Family room 23.50 Ft x 16.08 Ft
Kitchen 23.58 Ft x 18.33 Ft
Dining room 13.00 Ft x 9.50 Ft
Breakfast 11.50 Ft x 11.50 Ft
Foyer 14.58 Ft x 10.75 Ft
Other 11.42 Ft x 6.75 Ft
Den 12.25 Ft x 12.08 Ft

Primary Bedroom 24.92 Ft x 14.25 Ft
Other 18.17 Ft x 6.33 Ft
5pc Bathroom 16.50 Ft x 15.50 Ft
Bedroom 16.50 Ft x 12.67 Ft
Other 7.00 Ft x 3.92 Ft
Bedroom 14.42 Ft x 14.17 Ft
Other 6.58 Ft x 4.25 Ft
Laundry room 12.42 Ft x 5.42 Ft

Listing Presented By:



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Real Broker

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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

2pc Bathroom 7.17 Ft x 5.33 Ft

5pc Bathroom 10.67 Ft x 6.67 Ft

Furnace 11.17 Ft x 6.75 Ft