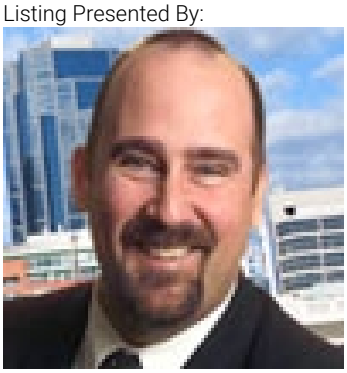


418066 48 Street Rural Foothills County Alberta

$2,700,000

Imagine waking up to breathtaking panoramic views of the Rocky Mountains and rolling valleys, where the sun dips dramatically behind snow-capped peaks each evening--right from your west-facing windows. Nestled on over 55 acres of prime agricultural land in Rural Foothills County, this exceptional walk-out bungalow delivers 2,450 sq. ft. on the main level plus a fully developed basement, totaling 4,700 sq. ft. of luxurious living space. With 4 bedrooms, 4 bathrooms, office air conditioning, and thoughtful features like a large open kitchen, all-season sunroom/dining room flowing to expansive decks, vaulted living room with a stunning newer stone wood-burning fireplace, and premium hardwood, slate, and cork flooring throughout. The lower level boasts a family room with wet bar and wine cellar, dedicated media room, gym, abundant storage, and cozy lower deck access. Plus, an oversized attached double garage for all your needs.But this isn't just a home--it's a powerhouse property primed for smart investment. Unlock immediate equity through a potential subdivision possibility ! Elevate your lifestyle with unmatched water security: Two excellent water wells ; the top field is fenced with new 7-strand high-tensile electric fence system, metal gates, and plank accents, plus a paved walking path for serene exploration with city of Calgary and Rocky Mountain views . Three versatile outbuildings await your vision: A 42' x 84' insulated metal barn with concrete floor, 110/220 power ; a 36' x 72' metal shop and a 24' x 72' animal shelter. An oversized gravel compound handles equipment, parking, and storage effortlessly.Tucked peacefully off Highway 7 under Alberta's vast blue skies, with mountain and city views blending into the horizon--this is serenity meets opportunity. Don't miss your shot to own this versatile gem before the potential subdivision greenlight changes ...

Listing Presented By:



Originally Listed by:
Royal LePage Solutions

RE/MAX Realty Professionals

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Bedroom 13.58 Ft x 18.00 Ft
Living room 17.08 Ft x 19.67 Ft
Bedroom 10.25 Ft x 17.25 Ft
Breakfast 9.75 Ft x 20.58 Ft
Exercise room 14.08 Ft x 16.08 Ft
Kitchen 11.42 Ft x 20.08 Ft
Other 14.00 Ft x 15.83 Ft
Sunroom 12.83 Ft x 15.25 Ft

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Wine Cellar 4.00 Ft x 11.00 Ft
Other 7.50 Ft x 11.50 Ft
Recreational, Games room 16.25 Ft x 27.00 Ft
Storage 11.00 Ft x 11.17 Ft
Furnace 9.25 Ft x 15.83 Ft
3pc Bathroom 7.08 Ft x 9.58 Ft
Other 8.00 Ft x 12.08 Ft
Storage 6.42 Ft x 8.67 Ft
Office 11.00 Ft x 13.25 Ft
Primary Bedroom 15.58 Ft x 19.75 Ft
Bedroom 11.00 Ft x 11.25 Ft

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