



# 49 303 Avenue Rural Foothills County Alberta

\$1,499,000

WOW this is a great home if you love to entertain and host your friends-always room for one more! Private and close to town with easy access to the city, this acreage is the perfect place to raise a family and have fun! With over 4,700 sq ft of developed living space, this home boasts an ICF foundation right up to the trusses, hardy board siding, triple attached garage for all the toys, a heated summer pool, a greenhouse and gardening space-something for everyone! The kitchen is stunning with a double sided fireplace into the dining room, top of the line Miele appliances, massive island and TONS of cabinets and counter space. The views from the dining room and the deck are absolutely amazing and the deck is massive-definitely the place to spend the summer with the heated pool off of the deck and the screened pergola for the times you want to cool off in the shade. The sunken living room is the perfect quiet spot to sit and enjoy a glass of wine. You will also appreciate the breakfast nook with all the natural light, the huge mud room, laundry room and unique 3 pc bath. The upper floor boasts the most stunning master bedroom and 5 pc spa-it's beautiful and then there is the well designed closet for all your clothes and shoes. You will enjoy the view of the mountains and environmental reserve from the sitting room/den which has it's own private deck. The children's bedrooms are huge and share a 3 pc bath. The basement is the perfect spot your teenagers and their friends with 4 massive bedrooms, a huge family room and so much space for them to spread out and play or enjoy a game of pool. This home also features tray ceilings, wood beams, wainscotting, stylish lighting, 7 1/2" wide plank engineered hardwood, PVC composite decking, a two sided fireplace and a large triple garage for the guy who loves to tinker. This home is amazing, the location is amazing, the views ar...

Primary Bedroom 15.83 Ft x 16.58 Ft

5pc Bathroom 10.67 Ft x 16.50 Ft

Bedroom 11.67 Ft x 13.17 Ft

Bedroom 11.50 Ft x 13.17 Ft

4pc Bathroom .00 Ft x .00 Ft

Den 8.83 Ft x 3.42 Ft

Bedroom 16.58 Ft x 16.50 Ft

3pc Bathroom .00 Ft x .00 Ft

Furnace 11.25 Ft x 9.67 Ft

Storage 8.83 Ft x 3.50 Ft

Foyer 12.75 Ft x 7.58 Ft

Office 12.67 Ft x 12.00 Ft

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

Listing Presented By:



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Family room 26.00 Ft x 20.75 Ft

Bedroom 12.83 Ft x 13.00 Ft

Bedroom 10.92 Ft x 12.92 Ft

Bedroom 13.25 Ft x 16.42 Ft

Dining room 13.50 Ft x 13.83 Ft

Living room 14.58 Ft x 13.17 Ft

Kitchen 15.92 Ft x 17.00 Ft