

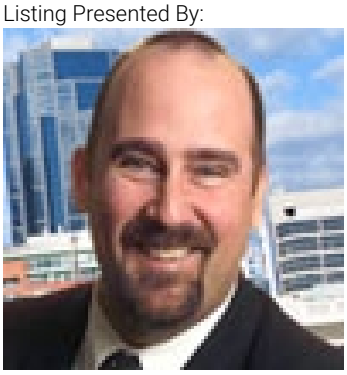
64146 274 Avenue Rural Foothills County Alberta

$3,500,000

Subdivision has received municipal approval. Land Titles are currently pending registration. This listing represents the proposed 32.54 acre parcel. Completion of sale is structurally subject to and conditional upon the final registration of the subdivision plan and issuance of individual title at Alberta Land Titles Boasting spectacular 360-degree views of the Rocky Mountains, the rolling foothills and the Alberta prairies, this 'Modern Country' farmhouse offers 32.54-acres of land, nearly 5,000 square feet of finished living area, five bedrooms, a walk-out basement, 10 and 12-foot ceilings, heated floors, 8-foot doors, custom millwork, designer lighting and numerous oversized windows. Lovingly designed and custom built, no detail was overlooked in the creation of this incredible property. The open floorplan home features classic white shaker cabinets and custom oak details for a touch of warmth. 'White oak' laminate and designer tile flooring flow through both levels and granite countertops adorn the kitchen and bathrooms. Black and brass elements are found in the curated lighting and hardware. Beyond the exquisite design, is the quality build, which includes exterior walls with an extra 1.5-inch Styrofoam envelope and triple pane low argon glazed windows to maximize the home's efficiency. Central air conditioning, a home security system, Wi-Fi capable fireplaces and a home audio system add a touch of comfort to round off this ideal living experience.For the outdoor enthusiast, an electric gate provides access to a fully paved driveway lined by dozens of evergreen and deciduous trees that lead to a four-car attached garage and a home office that can be converted into a fifth garage bay. The 40'x60 shop is finished to look like the house and includes two overhead doors, a high efficiency wood stove and wash bays for pets and vehicles. The expansive yard include...

Family room 24.00 Ft x 19.17 Ft
Recreational, Games room 10.50 Ft x 9.25 Ft
Bedroom 17.92 Ft x 16.33 Ft
Bedroom 15.25 Ft x 13.58 Ft
Workshop 17.25 Ft x 8.67 Ft
Cold room 28.75 Ft x 8.25 Ft
3pc Bathroom 10.08 Ft x 9.75 Ft
Furnace 20.08 Ft x 16.25 Ft
Dining room 15.92 Ft x 12.67 Ft
Primary Bedroom 15.08 Ft x 15.08 Ft
5pc Bathroom 17.08 Ft x 9.08 Ft
Other 15.42 Ft x 5.50 Ft
Bedroom 13.25 Ft x 10.42 Ft
Bedroom 11.25 Ft x 9.00 Ft
4pc Bathroom 11.08 Ft x 5.42 Ft
Office 29.00 Ft x 20.75 Fta

Listing Presented By:



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Kitchen 17.50 Ft x 14.08 Ft

Living room 19.75 Ft x 14.75 Ft

2pc Bathroom 7.50 Ft x 2.92 Ft