



## 64228 306 Avenue Rural Foothills County Alberta

\$1,699,000

Set in the newly branded Foothills Alberta, minutes from Calgary; beautiful 3400+ sq. ft. home that features care free maintenance and is surrounded with established meadows framed by trembling aspens. Thoughtfully and carefully designed to amplify both coziness and luxury, the warm efficient country themed interior offers vaulted ceilings with eight foot doors, while deep-set windows promote magnificent views. Wide vinyl plank flooring throughout is heated by a state-of-the-art Hexcore system, specifically designed for use under rigid floating floors. On the main level, the home reveals up to date details in the open plan chef's kitchen/dining room, spacious living room gas fireplace and study/library/office. Privacy is punctuated by the east end master bedroom with direct access to the serene outdoors, spacious walk-in closet and large five piece ensuite. The west end completes two additional bedrooms, laundry room, mud room, and generous bathroom. Upstairs the saying "a room with a view" is an understatement! This fully finished 920 sq. ft. loft has two separate areas with a three piece bathroom. The space awaits your creativity! A VALUE ADDED LOCATION!! This property is a short drive North to Calgary or South to the energetic growing town of Okotoks. Strathcona-Tweedsmuir School and Calgary Polo Club can be seen to the East with Spruce Meadows 15 minutes to the North. You will enjoy the elevated lifestyle provided by this acreage Enjoy the peaceful serenity of this land with elevations that showcase spectacular and expansive city and valley views! (id:6769)

Other 6.42 Ft x 8.75 Ft

Living room 19.42 Ft x 20.75 Ft

Dining room 11.75 Ft x 13.50 Ft

Kitchen 11.25 Ft x 14.83 Ft

Office 7.50 Ft x 10.08 Ft

Other 8.00 Ft x 10.42 Ft

Primary Bedroom 11.33 Ft x 14.08 Ft

Laundry room 5.25 Ft x 7.83 Ft

Furnace 6.33 Ft x 10.75 Ft

2pc Bathroom 3.33 Ft x 5.67 Ft

5pc Bathroom 10.00 Ft x 14.08 Ft

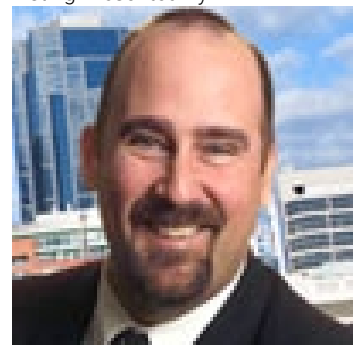
5pc Bathroom 7.83 Ft x 8.25 Ft

Bedroom 16.00 Ft x 21.25 Ft

Bonus Room 16.00 Ft x 24.00 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Bedroom 10.50 Ft x 11.50 Ft

3pc Bathroom 5.25 Ft x 8.50 Ft

Bedroom 10.50 Ft x 11.50 Ft