

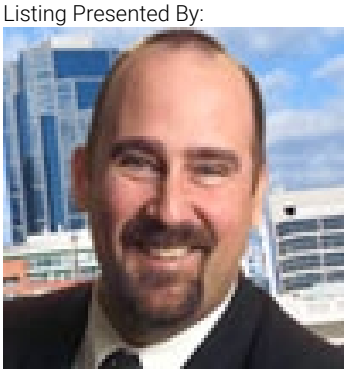
64242 258 Avenue Rural Foothills County Alberta

$1,398,000

MOTIVATED SELLERS - All reasonable offers welcome! Pack the kids and discover the quiet acreage that makes room for absolutely everything: more than 3,000 sq. ft. above grade, another 1,710 sq. ft. of wide-open basement space, a private setting around the home, and 5.25 acres of flat, usable land with room for a substantial future shop, horses or sport court. Add outstanding potential for multigenerational living, a home-based business or a future secondary suite, and this becomes the kind of property families search for, and rarely find.The 3,031 sq. ft. bungalow with loft offers three bedrooms, 2.5 bathrooms and exceptional flexibility. The oversized 27' x 50' triple attached garage features in-slab heat and dual access, while an incredible 1,188 sq. ft. bonus level above offers both interior and exterior entry. Imagine the ultimate games room, gym, studio, professional office, guest retreat or independent living space--the size and separate access create possibilities few properties can match.Its prominent corner position along 80 Street E provides convenient access and excellent visibility, making it compelling for a permitted home-based business or future on-site signage. Business, signage and secondary living uses are subject to Foothills County requirements and approval. A secondary suite would be subject to approval and permitting by the city.The untouched 1,710 sq. ft. lower level is equally impressive, with 9.5' ceilings, six large windows, in-slab heat, roughed-in bathroom plumbing and provisions for a future walk-up at the northwest corner. With no interior support posts dictating the layout, it offers a bright, open canvas for additional bedrooms, a theatre, fitness area, family room, workshop--or any combination that fits your life.Outside, mature trees create a peaceful, sheltered setting around the home, while much of the 5.25 acres opens into broad...

Other 28.58 Ft x 56.67 Ft
Furnace 11.75 Ft x 10.08 Ft
2pc Bathroom 7.00 Ft x 2.58 Ft
4pc Bathroom 9.50 Ft x 4.92 Ft
Dining room 15.67 Ft x 12.83 Ft
Kitchen 15.67 Ft x 18.00 Ft
Laundry room 7.42 Ft x 5.58 Ft
Living room 13.58 Ft x 18.25 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

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RE/MAX Realty Professionals

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

4pc Bathroom 12.42 Ft x 8.83 Ft

Bedroom 14.00 Ft x 9.67 Ft

Bedroom 13.00 Ft x 10.25 Ft

Primary Bedroom 12.42 Ft x 12.25 Ft

Other 12.42 Ft x 3.92 Ft

Bonus Room 27.00 Ft x 49.08 Ft