



# 8014 338 Avenue Rural Foothills County Alberta

\$2,450,000

\*\*\*\*\*OPEN HOUSE Saturday July 20/2024 10:00AM to 2:00PM\*\*\*\*\* Nestled on a beautifully landscaped estate, this 2,755 sqft walk-out bungalow offers an exquisite blend of luxury and functionality. As you approach, you'll be greeted by a gated entrance leading to a paved driveway and a spacious four-car garage. The property also features an impressive 30x40 heated shop equipped with 220-amp service, a large bay door, a standard double door, hot and cold water hook-ups, and a mezzanine All on Asphalt ideal for various projects and storage needs. Inside the home, a large kitchen serves as the heart of the house, perfect for culinary enthusiasts and entertaining guests. Adjacent to the kitchen, the formal dining room is perfect for hosting elegant dinners. The living room is a cozy retreat with custom built-ins and large windows that flood the space with natural light. The primary bedroom is a sanctuary with expansive windows, a walk-in closet, and an ensuite bathroom featuring both a soaking tub and a spacious walk-in shower. Two additional bedrooms on the main floor are connected by a convenient Jack and Jill bathroom, making it an ideal layout for families. The lower level is a haven for entertainment and productivity, featuring a custom theatre room, two more bedrooms, and a large office with extensive built-in shelving. Outdoors, the property is equally impressive, boasting a deck perfect for alfresco dining, Saltwater pool for summer enjoyment, and a play area complete with a play structure for children. This picturesque property offers an ideal blend of comfort and style, making it a perfect place to call home. (id:6769)

Family room 13.83 Ft x 17.00 Ft

Office 15.25 Ft x 17.00 Ft

Bedroom 12.25 Ft x 13.08 Ft

Bedroom 9.67 Ft x 12.83 Ft

Media 21.67 Ft x 33.17 Ft

Recreational, Games room 18.50 Ft x 19.58 Ft

Other 4.33 Ft x 13.00 Ft

Storage 17.00 Ft x 21.58 Ft

5pc Bathroom 8.33 Ft x 11.25 Ft

Dining room 13.08 Ft x 13.33 Ft

Other 6.50 Ft x 9.00 Ft

Kitchen 16.00 Ft x 18.08 Ft

Great room 16.75 Ft x 23.50 Ft

Other 7.50 Ft x 9.58 Ft

Primary Bedroom 14.58 Ft x 15.50 Ft

Bedroom 11.42 Ft x 11.83 Ft

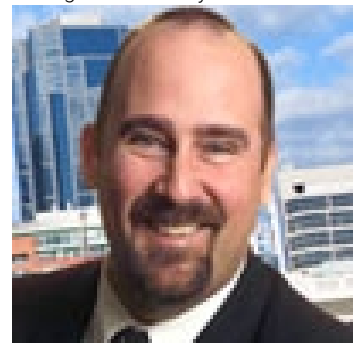
Bedroom 11.25 Ft x 12.00 Ft

Other 11.33 Ft x 17.67 Ft

2pc Bathroom 4.67 Ft x 4.83 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

<http://www.johndick.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

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