



81008 404 Avenue Rural Foothills County Alberta

\$1,100,000

Welcome home to a stunning sprawling rancher by Richfield Custom Homes located on 1.28 acres of nicely groomed and immaculately maintained property in a family friendly cul de sac. Nicely situated in between High River and Okotoks, it is a short drive to both, while being able to enjoy the peacefulness of acreage living. A quick trip for amenities and then an escape from the everyday while you have your morning coffee on your expansive front covered porch, enjoy the kids playing on the massive drive way or entertain in the huge back yard with custom patio and custom built fireplace. The triple attached over sized heated garage with water will provide ample space for all of your vehicles and toys, offering 1000+ square feet alone with an over sized side window and separate door to the side of the property. Step into this beautiful home where you will be greeted with 2242 square feet on the main level boasting three large bedrooms with the Primary Suite featuring a spa like en suite with a large stand alone soaker tub, over sized separate shower and dual vanities. The Suite includes French double doors that open up to the covered deck and a huge walk-in closet with built-ins, straight out of a design magazine-you will not be disappointed. The thoughtfully designed open floor plan opens up to a wonderful and spacious main living area where you will discover a massive living room with stunning feature fireplace with stone surround and wooden mantle, all nicely framed in with custom built-ins on both side overlooking the spacious kitchen. An abundance of cabinetry and counter space create a dream space for the chef's of the family. A large flush centre island, gas stove, granite counter tops, stylish glass back splash, spacious walk-in pantry and designer hood fan compliment the space, while 9ft soaring ceilings, built-in speakers and gorgeous solid oak hardwood seamles...

Living room 6.78 M x 5.56 M

Kitchen 4.04 M x 3.94 M

Dining room 3.94 M x 3.10 M

Pantry 1.20 M x 1.20 M

5pc Bathroom 4.70 M x 2.77 M

Bedroom 3.89 M x 3.53 M

Bedroom 3.66 M x 3.43 M

Foyer 3.30 M x 2.72 M

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

Listing Presented By:



Originally Listed by:
Jayman Realty Inc.

RE/MAX Realty Professionals

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

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

Primary Bedroom 4.70 M x 4.09 M

Other 3.43 M x 2.57 M

Other 3.53 M x 3.00 M

4pc Bathroom 2.46 M x 1.50 M