

\$1,199,000 - 322157 8 Street E, Rural Foothills County

MLS® #A2069669

\$1,199,000

4 Bedroom, 3.00 Bathroom, 1,856 sqft

Residential on 4.01 Acres

NONE, Rural Foothills County, Alberta

Country Farmhouse Charm with Beautiful Mountain and Valley Views. This custom built walkout bungalow is situated on 4 acres of land. From the moment you drive through your motorized gates and up the paved driveway, the charm of this home begins to set in with the front covered veranda to enjoy your morning coffee, to the gardens, the green house and guest house. Inside this bright and open home you will find comfort in the functional floor plan, as upon entering you will be greeted with hardwood floors and 10 ft ceilings setting the mood of this charming home. With tons of natural light you will enjoy cooking in your gourmet kitchen with quartz counters, a large island, and stainless steel appliances. The kitchen is open to the dining area and flows into the living room, featuring large windows to take in the views and a floor to ceiling stone gas fireplace. Rounding out the main level is a large sun room, primary bedroom with a 5 piece bath, laundry room, and large SW facing balcony. The lower level is a completed developed walkout basement with in-floor heat, a wet bar area, 3 good sized bedrooms, 4 piece bath, a large bright second family room with a second gas fireplace. If the home itself wasn't impressive enough there is a fully finished heated oversized triple attached garage with a rear garage door for your tractors and toys. The property has a cute 400 sq ft cottage/home office/studio with a 3 piece bath, heated floors and a fireplace. This home is



easy to please with itâ€™s space to host some animals, grow your own food or allow the kids to ride their toys. The well maintained grounds and big skies allow you to truly have the space to live a country life and still have the luxury of the big city within a 15 minute reach.

Built in 2011

Essential Information

MLS® #	A2069669
Price	\$1,199,000
Sold Price	\$1,165,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,856
Acres	4.01
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	322157 8 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A2

Amenities

Utilities	Electricity Paid For, Heating Paid For, Phone Paid For, Water Paid For
Parking Spaces	4
Parking	Triple Garage Attached

Interior

Interior Features	Central Vacuum, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Cleared, Fruit Trees/Shrub(s), Few Trees, Landscaped, Paved, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 10th, 2023
Date Sold	December 7th, 2023
Days on Market	119
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX IREALTY INNOVATIONS
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.