

\$1,595,000 - 100, 306199 208 Street W, Rural Foothills County

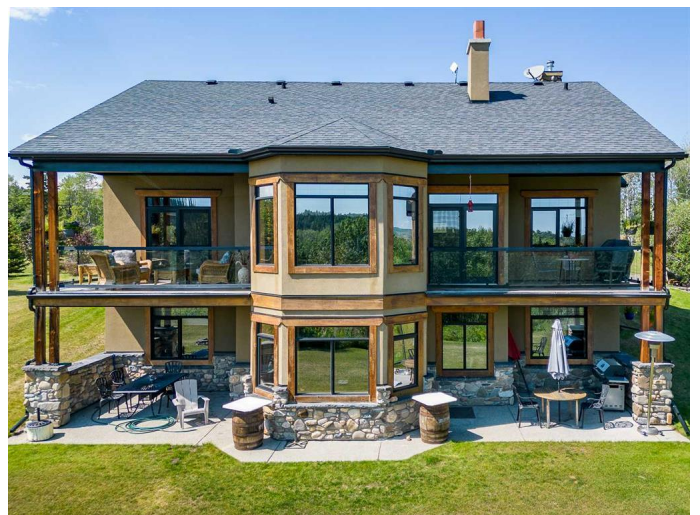
MLS® #A2070091

\$1,595,000

4 Bedroom, 3.00 Bathroom, 1,642 sqft
Residential on 5.32 Acres

NONE, Rural Foothills County, Alberta

Exceptional Craftsmanship with eye catching features creating warmth and serenity while honoring the natural light and beauty of its natural surroundings. This beautiful custom built bungalow offers 3049 sq. ft. of living space, 4 bedrooms, 3 baths, fully developed walk out basement with 9' ceilings, triple attached heated garage, and stunning landscaped offering privacy and tranquility. The open concept hugs you with so many elements including high-end custom-designed finishes, stained glass transoms, oak hardwood flooring, floor to ceiling handpicked local rock wood burning fireplace with a hand carved mantle, galley kitchen with Hand crafted alder cabinets, cobalt blue 6 burner gas stove, large island, and quartz countertops, dining room with access to two covered decks to reveal the home's exquisite landscaping & views. Other features include the magnificent primary bedroom with in-floor heat ensuite and walk-in closet, and deck access. The main floor also features a "work at home" office with custom-built desk, 2nd. bedroom with walk-in closet, main floor laundry, custom built-in shelving, and large front entrance. The walkout basement offers a complete kitchen and a second wood burning fireplace, family room, flex room, 2 bedrooms, 4-piece bath, and access to lower patio. Further carefully selected details that make this home a masterpiece are 8ft. interior doors,



high vaulted ceilings, custom entertainment center and I.C.F Foundation walls, cork & tile floors to lower level c/w in floor heat. The exterior features 5.32 acres with walking access to Three Point Creek, well treed, large fenced garden, 10â€™x10â€™ green house, good well & septic system, emergency generator. PLUS room for a couple of horses! All of this lovely combination just tucked away off of the Cowboy Trail makes it an easy 20-minute commute to City limits.

Built in 2013

Essential Information

MLS® #	A2070091
Price	\$1,595,000
Sold Price	\$1,400,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,642
Acres	5.32
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	100, 306199 208 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

Amenities

Parking	Triple Garage Attached
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Interior

Interior Features	Bar, Built-in Features, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Yard, Brush, Creek/River/Stream/Pond, Lawn, Gentle Sloping, Landscaped, Many Trees, Private, Treed
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Stone, Stucco, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	August 11th, 2023
Date Sold	November 8th, 2023
Days on Market	89
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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