

\$1,177,000 - 5073 286 Avenue W, Rural Foothills County

MLS® #A2079878

\$1,177,000

5 Bedroom, 3.00 Bathroom, 2,517 sqft

Residential on 6.00 Acres

NONE, Rural Foothills County, Alberta

Seize this one-of-a-kind opportunity! Discerning buyers will recognize the unique features of this quality built home, on a generous 6 acre parcel, located on a quiet dead end road, with unobstructed mountain views, surrounded by nature. This extraordinary property is conveniently located minutes away from Calgary, Okotoks and Strathcona Tweedsmuir School. This custom ICF built home, features a resilient Gem rubber roof, clad in Hardie Board siding and maintenance free decks. There is a Masonry Heater with Lifebreath heat recovery exchange unit (one wood burn/day) as well as a solar powered hot water system for your comfort. With 2,516 square feet of living space, this two-storey gem is finished with distressed oak hardwood and tile floor throughout, main floor features an inviting front entry, a sunlit formal living and dining room, a main floor primary bedroom with access to a vanity/sink area, and a 3-piece bath. Additionally, it includes convenient main floor laundry with a convenient second floor laundry chute. Step into the open concept kitchen and great room, complete with vaulted ceilings, which create an airy and inviting atmosphere. The kitchen provides solid maple wood cabinetry, a center island with a breakfast bar, and ample storage for all your culinary needs. Cooking enthusiasts will appreciate the wood cook stove, perfect for roasting delicious meals while showcasing an eighteen foot, floor to ceiling, stone backdrop. Entertaining is a



breeze with the open layout connecting the kitchen and great room to a charming closed-in porch patio with a rustic country feel. For outdoor enthusiasts, there's a second lower deck, ideal for barbecuing and enjoying the views of the iconic foothills and natural ravines. Upstairs, discover three spacious bedrooms, a four-piece bath, and a library space with access to the upper balconies, both offering outstanding views. The lower level features a fifth bedroom, a half bath, and ample space for a rec room. The 6-acre parcel is fully cross fenced with two horse shelters. A large vegetable garden area, a double oversized detached garage, and more. A total of four decks all offer stunning views. Tired of the rising costs of Utility bills? Don't hesitate, start enjoying the serenity of country living in this low maintenance, high energy efficient family home today!

Built in 2003

Essential Information

MLS® #	A2079878
Price	\$1,177,000
Sold Price	\$1,155,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,517
Acres	6.00
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	5073 286 Avenue W
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Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4P4

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Other, Oversized

Interior

Interior Features	Kitchen Island, See Remarks, Solar Tube(s), Storage, Vaulted Ceiling(s)
Appliances	Dryer, Microwave, Refrigerator, Washer
Heating	See Remarks, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Dog Run, Fire Pit, Private Yard, Storage
Lot Description	Dog Run Fenced In, Private, Treed
Roof	Rubber
Construction	Cement Fiber Board, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	September 14th, 2023
Date Sold	May 31st, 2024
Days on Market	260
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LANDAN REAL ESTATE
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