

\$1,799,000 - 8016 266 Avenue W, Rural Foothills County

MLS® #A2087869

\$1,799,000

6 Bedroom, 8.00 Bathroom, 5,447 sqft

Residential on 19.38 Acres

NONE, Rural Foothills County, Alberta

EXECUTIVE HOME on Almost 20 ACRES with STUNNING CITY VIEWS AND MINUTES TO CALGARY!! Location is one of the best in Dewinton and the land has potential to be subdivided. The home needs some TLC. The main and upper level home consist of 5447 sq.ft., 5 bedrooms and 6 bathrooms. Every single bedroom in the home has its own ensuite bathroom. Main level features beautiful hardwood floors throughout with an office, family room, kitchen, huge formal dining room, formal living room, kitchen eat in area, bedroom and sun room. Upper level features 2 primary bedrooms, 2 additional bedroom and an office.

The lower level is a walk-out basement with an additional 3420 sq.ft., 1 bedroom, 2 full bathrooms, a family room, game room, living room, craft room and huge kitchen. There is an additional separate roughed-in area for laundry for the lower level as well. The main and second levels are heated with radiant heating and the lower level has in-floor heating. Roof has clay tile which can last upwards of 100 years. There is a triple attached garage, as well as a large detached shop (28' x 48'). All the property has been paved. Home is located at the end of a cul-de-sac on the top of a hill, so there is beautiful city views from all areas of the property. The mountains can be seen as well from the home. A subdivision was started for 4 lots, all around 4.5 acres each, back in 2008 but never completed. Home would be on one



of them. 3 new wells were drilled. More details could be provided.

Built in 1982

Essential Information

MLS® #	A2087869
Price	\$1,799,000
Sold Price	\$1,600,000
Bedrooms	6
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	5,447
Acres	19.38
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	8016 266 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4M1

Amenities

Parking Spaces	12
Parking	Quad or More Detached, Triple Garage Attached

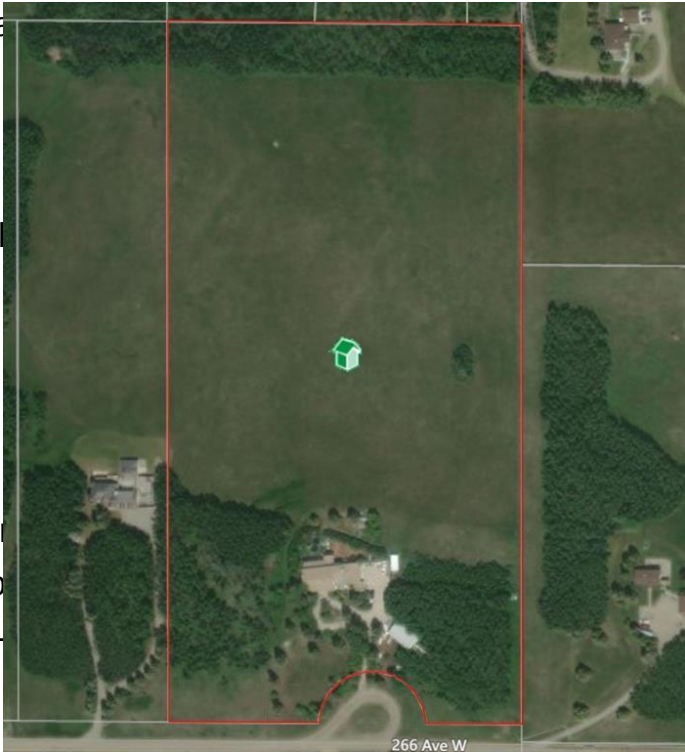
Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Separate Entrance, Storage, Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings

Heating	Combination, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Basement, Bedroom, Family Room, Wood Burning
Has Basement	Yes
Basement	Suite, Walk-Out

Exterior

Exterior Features	Garden, Other, Private Entrance
Lot Description	Back Yard, Backs on to Street, Many Trees/Shrub(s), Front Yard, Landscaped, Many Trees, Paved, Private, Street
Roof	Clay Tile
Construction	Brick, Stucco
Foundation	Poured Concrete



Additional Information

Date Listed	October 16th, 2023
Date Sold	January 26th, 2024
Days on Market	102
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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