

\$1,050,000 - 32040 232 Avenue W, Rural Foothills County

MLS® #A2088196

\$1,050,000

4 Bedroom, 4.00 Bathroom, 3,143 sqft
Residential on 4.00 Acres

NONE, Rural Foothills County, Alberta

Country living with city amenities almost down the street. 4-acre parcel just outside the City of Calgary limit. Beautiful 4 bedroom and 4 bathrooms home, almost 3200 sq ft of living space, totally above grade. Soaring A Frame home with numerous windows that faces Calgary, a beautiful vista. Designed and built like it is part of the surrounding. The well-placed windows make it feel like outdoors are part of the living space. Natural light flows throughout the home. Large master bedroom with a claw foot tub in ensuite. 3 other bedrooms and an office complete the upper level. A well laid out kitchen with plenty of quart countertop space. Vaulted ceiling, beautiful windows and a fireplace grace the living room. A huge area with a fridge, countertop, sink facilitate entertaining, gathering or just chilling. The 3-car garage, a mechanic's dream, provides ample space for all the toys. The area has been designated for future development in the Calgary-Foothills Intermunicipal plan. Amenities including shopping are minutes away. Country living with city amenities. Come enjoy the outdoors right at Calgary's doorstep.

Built in 2007

Essential Information

MLS® # A2088196



Price	\$1,050,000
Sold Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,143
Acres	4.00
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	32040 232 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4A9

Amenities

Parking	Triple Garage Attached
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Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Front Yard, Landscaped, Level, Private, Rectangular Lot,

	Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2023
Date Sold	May 28th, 2024
Days on Market	223
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	GRAND REALTY
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