

\$1,600,000 - 200, 402096 80 Street W, Rural Foothills County

MLS® #A2089481

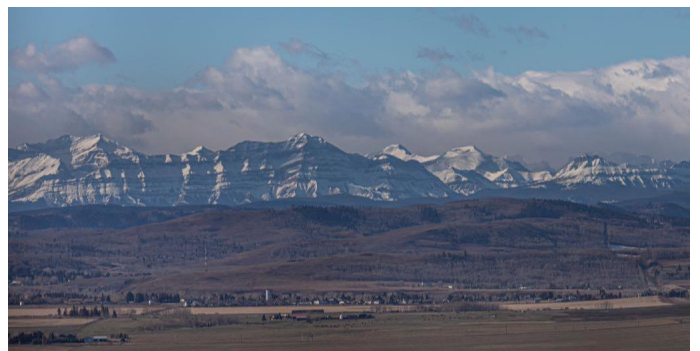
\$1,600,000

3 Bedroom, 3.00 Bathroom, 2,929 sqft
Residential on 22.83 Acres

NONE, Rural Foothills County, Alberta

Built in harmony with the natural landscape, this home will awaken your inner artist with the incredible beauty of nature streaming through the windows bringing the majesty of Alberta's outdoors, indoors. ~CLICK ON THE MOVIE REEL FOR A TOUR~ If you have been searching for a very quiet and private restful respite to relax, ponder and create you have found it. This home is architecturally designed based on a Dutch heritage home to invoke serenity, peace, simplicity, light and beauty with practical functionality. You'll be immediately immersed in a living space that excites the soul.

Begin with the European-styled rock and stone courtyard that invites you inside through the handsomely designed craftsman entrance door with stained glass accents. From the front door you are guided through a stunning gallery hallway across from a wall of perfectly placed windows. A few steps beyond the the great room and it is indeed GREAT, with unparalleled stunning views of the Rocky Mountains. This incredible living area is designed to be able to create different spaces within. Whether it's to curl up with a book, play music or gather around the Inglenook fireplace hearth to complete a project while relaxing in the warmth with the crackle of the fire. This space can be transformed for a large gathering or a house concert.



Every room has vaulted cathedral ceilings and floor to ceiling windows, all with splendid views. The primary suite is incredibly inviting with wool carpets, a spacious smartly designed walk-in closet with a window and a large ensuite with a rain shower. Two more spacious and comfortable bedrooms, both with tremendous mountain views complete this layout. This home is built on a single level with upscale continuous tile and in-floor heating throughout. The landscaped gardens are made up of mostly native, deer and drought resistant plants which follow the natural contours of the land. A peaceful rest will come over you each evening as you listen to the owls or watch the snow falling softly around you. Stroll along the many pathways carved through the groves of aspen and spruce trees. Grow a bountiful harvest in the fenced garden that was at one time, a corral and sheep enclosure. Enjoy the private orchard complete with mature pear trees, raspberry and haskap bushes. In the summer months, tall sunflowers and vines grow beside the west deck, creating a very cheerful and uplifting space. A large quonset provides plenty of storage and shop space. The attached, oversized garage with in-floor heat will accommodate your vehicles with room to spare. As you drive up the road leading to the property, you will be tempted to pull over, take a deep breath and marvel at the views, but don't stop there because the best is yet to come..

This home is wheelchair friendly and less than an hour from the International airport.

Built in 2004

Essential Information

MLS® #	A2089481
Price	\$1,600,000
Sold Price	\$1,600,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,929
Acres	22.83
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	200, 402096 80 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A1

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Heated Garage, Insulated, Oversized

Interior

Interior Features	Beamed Ceilings, Closet Organizers, High Ceilings, Open Floorplan, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	Courtyard, Garden
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Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 9th, 2023
Date Sold	November 28th, 2023
Days on Market	19
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 FOOTHILLS REAL ESTATE
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