

\$1,385,000 - 274010 40 Street W, Rural Foothills County

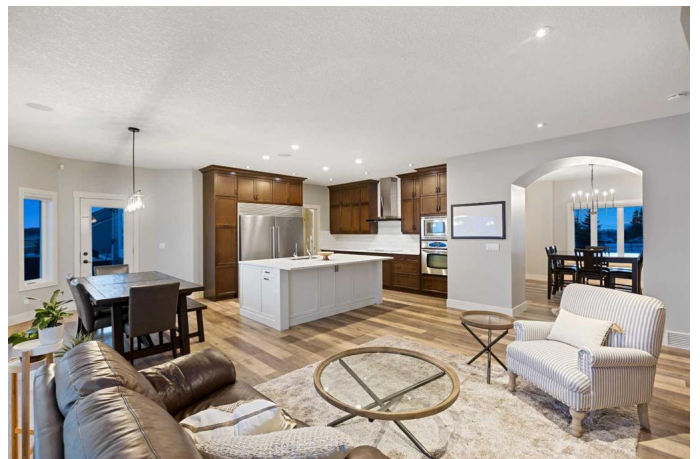
MLS® #A2098298

\$1,385,000

5 Bedroom, 5.00 Bathroom, 3,060 sqft
Residential on 4.00 Acres

NONE, Rural Foothills County, Alberta

LOCATION, LOCATION, LOCATION! Just outside of DeWinton, 7 mins to Calgary City Limits, 10 mins to Okotoks, 5 mins to Strathcona Tweedsmuir School and 35 mins to the DT core. This gorgeous fully finished, 2 story walk-out is situated on 4 acres and features AMAZING MOUNTAIN and DT views, with over 4300 SQ FT OF DEVELOPED LIVING SPACE. This well maintained and upgraded modern custom home is exquisitely finished and flooded with natural light with big bright windows throughout! Remodelled chef's dream kitchen includes custom full height cabinetry, quartz counters, stainless steel appliances with induction stovetop, wall oven, 65" wide fridge freezers and large center island. Stunning double sided fireplace feature wall with floor to ceiling stone divides the sitting area and large living room. Large laundry room, a 2-piece bathroom, mud room with custom lockers, office and dining room complete the main floor. Head upstairs to 4 large bedrooms and 3 full bathrooms. Your master retreat has a stone fireplace, separate his and her walk in closets, and a recently updated spa-like ensuite bathroom with freestanding soaker tub separating the dual vanities and walk in shower with rainfall shower head. The perfect place to unwind! Large second bedroom with its own newly renovated 3-piece ensuite bathroom, perfect for teenage girls! The 3rd and 4th bedrooms share their own 5-piece bathroom with dual sinks and separate tub/shower area. Head



down to the walk out basement with a full 2nd kitchen - fridge, stove, dishwasher and tons of counter and cabinet space. Large open rec room, full bathroom and huge 5th bedroom make this a great space for mother-in-law, teenagers, or extended families! Walks out onto the lower patio wired for hot tub with 60 amp outdoor panel (fed from 200amp main panel). The yard includes >100 mature shrubs (caragana, lilac, dogwood), along with dozens of trees including 6-20'™ tall; pine, spruce, chokecherry, ash, apple, poplar, columnar and trembling aspen. The highlight of the property is the massive wrap around composite Trex deck. Great place to entertain or relax on those long summer nights and watch the sun set with amazing views! All of this with an oversized triple attached garage that is fully insulated and drywalled. This home has been exceptionally maintained throughout the years, includes new hot water tank, newly renovated upstairs bathrooms, 2 furnaces with AC units, private well, RO system and water softener. This MUST-SEE PROPERTY is nicely located between Okotoks & Calgary. This home must be seen to be appreciated fully and shows 10/10!

Built in 2010

Essential Information

MLS® #	A2098298
Price	\$1,385,000
Sold Price	\$1,335,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,060
Acres	4.00

Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	274010 40 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A2

Amenities

Parking Spaces	7
Parking	Driveway, Garage Door Opener, Oversized, Parking Pad, Paved, Triple Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Living Room, Master Bedroom, Stone
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Outdoor Grill, Storage
Lot Description	Back Yard, Cleared, Cul-De-Sac, Few Trees, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed January 4th, 2024
Date Sold January 26th, 2024
Days on Market 22
Zoning CR
HOA Fees 0.00

Listing Details

Listing Office REAL BROKER

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