

\$1,285,000 - 15 Norris Coulee Trail, Rural Foothills County

MLS® #A2099922

\$1,285,000

4 Bedroom, 4.00 Bathroom, 2,098 sqft
Residential on 4.00 Acres

Norris Coulee, Rural Foothills County, Alberta

Upon entering, you'll be captivated by the abundance of natural light and the inviting open-concept floor plan. The living room features a cozy gas fireplace and impressive vaulted ceilings.

The well-appointed kitchen seamlessly blends with the main living space and charming breakfast nook. An extra large island serves as both a gathering spot and a practical space for meal preparation. Granite countertops, built-in wall oven, and microwave further elevate the culinary experience.

Additionally, this home offers a formal dining room, home office and a 4-piece bath.

Youâ€™ll also find two additional bedrooms, including the primary bedroom, with a walk-in closet and a spacious ensuite. The ensuite bathroom features double sinks, a shower, and a soaker tub.

For added convenience, the main floor hosts a laundry room and a 2-piece bath.

As you venture downstairs to the fully finished walkout basement, you'll discover two more bedrooms, in-floor heating, and a 4-piece bathroom. The generous living space lends itself to multiple possibilities, from an additional family room to a dedicated games area. This lower level also features a wet bar, perfect for entertaining. Movie enthusiasts will appreciate the dedicated home theatre room, while those seeking relaxation can indulge in the sauna. Outside, this home sits on a sprawling 4-acre



lot with mature landscaping. An electric gate and a paved driveway lead to the oversized 3-car heated garage complete with a parking pad featuring electric hookups for your RV. For your four-legged companions, the property is equipped with equine-friendly cross fencing, a horse shelter, and a dog run. The community itself boasts bridle trails, catering to equestrian enthusiasts.

Don't miss the opportunity to make this remarkable property your own.

Built in 1999

Essential Information

MLS® #	A2099922
Price	\$1,285,000
Sold Price	\$1,255,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,098
Acres	4.00
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	15 Norris Coulee Trail
Subdivision	Norris Coulee
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 5A5

Amenities

Parking Spaces	7
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Parking	Driveway, Electric Gate, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, RV Access/Parking, Triple Garage Attached
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Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sauna, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Dog Run, Private Entrance, Private Yard, Rain Gutters, RV Hookup, Storage
Lot Description	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Lawn, Landscaped, Square Shaped Lot, Pasture, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 5th, 2024
Date Sold	February 1st, 2024
Days on Market	27
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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