

\$1,090,000 - 40251 543 Avenue E, Rural Foothills County

MLS® #A2112894

\$1,090,000

3 Bedroom, 3.00 Bathroom, 2,514 sqft
Residential on 2.45 Acres

NONE, Rural Foothills County, Alberta

Gorgeous 2513 sq ft bungalow on 2.45 acres in quiet location only 3 minutes to High River on pavement. Landscaped with lots of trees and shrubs. Built in 2015 by Rempel Homes. Traditional Floor plan with 3 bedrooms up, 2.5 Baths on the main. ICF foundation. In floor heating in basement and most of the garage. Spacious front entry with huge walk in closet. Large 1/2 bath off of the entrance. Large country kitchen with white cabinets, stainless steel appliances, quartz countertops. Breakfast bar seating for 4. Dining area in the kitchen surrounded in large windows allowing lots of natural light. beautiful tray ceilings in kitchen and living room. The Spacious living room has a natural gas fireplace and beautiful built ins. There is a huge pantry off of main hallway for all your storage needs. Large primary bedroom with and exterior door to a beautiful covered concrete patio where you can watch the birds and wildlife and also access the kitchen. The large primary bedroom has a huge walk in closet with upgraded shelving, and deluxe ensuite w/ jetted tub and separate shower. The well laid out laundry room keeps impressing with all the natural lighting, built in cabinets, quartz countertops, sink, and lots of storage. Triple attached garage is oversized and fits four vehicles, lots of built in with upgraded shelving and built in both sides. Two man doors in the garage so you can easily access the front and



back yard through the garage area. There is in floor heating on the one side with hot and cold water, 220 v plug, and a washing machine. The basement is wide open for you to utilize your imagination and plans can be provided that were set out when the home was built. All of the outer walls in the ICF basement have electrical and drywall done, so wont cost as much to develop if needed. Partial mountain views. No risk of flooding here., and this home was outside of the flood area. Quiet cul de sac location, quiet nice neighbors. The massive bungalow is very private and well treed.. Two covered concrete patios. Acrylic stucco exterior. Upgraded light fixtures, In 2023 a new Miele dishwasher was installed which carries a 10 year warranty with in home servicing. The home has a Lenox central air conditioning which was installed in May of 2022. This home is priced way below replacement cost and has been built by a reputable builder. Lots of trees were planted and has a drip line irrigation system(No warranties on drip system). A cute 10 x 16 storage shed brand new in 2023 for extra storage or for your gardening tools. Never wait for hot water if you are second to the shower with the NTI boiler system. Home has luxury vinyl plank flooring throughout. Circular driveway to allow more parking. Very functional floor plan with an abundance of special features. Do not miss out on this opportunity. Two miles west from traffic circle on 12th avenue, then continue on 1 mile south, house is on the westside. Owner is a realtor

Built in 2015

Essential Information

MLS® #	A2112894
Price	\$1,090,000
Sold Price	\$1,089,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,514
Acres	2.45
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	40251 543 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1v 1p6

Amenities

Parking Spaces	4
Parking	Driveway, Triple Garage Attached

Interior

Interior Features	Bookcases, Central Vacuum, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Washer/Dryer, Window Coverings
Heating	Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Landscaped, Many Trees, Underground Sprinklers, See Remarks
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Stucco
Foundation	ICF Block

Additional Information

Date Listed	March 7th, 2024
Date Sold	April 26th, 2024
Days on Market	50
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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