

\$1,525,000 - 306035 Rusty Spurs Drive E, Rural Foothills County

MLS® #A2115934

\$1,525,000

3 Bedroom, 3.00 Bathroom, 2,409 sqft
Residential on 4.47 Acres

NONE, Rural Foothills County, Alberta

The PERFECT Location! This air-conditioned bungalow embodies the epitome of serenity within a beautiful private wooded sanctuary sprawled across 4.47 acres. Boasting an impressive 3714 sq ft of meticulously crafted living space, including a walk-out basement. Prepare to be awe-struck by the expansive 47' x 28' heated oversized 4-car garage, featuring two separate bays and 11 ft ceilings. Immaculately maintained, it's a garage where cleanliness reigns supreme. Beyond the secure entry gate lies a winding paved driveway, enhancing the sense of privacy. As you pull up to the home with incredible curb appeal, a welcoming wrap-around deck leads to a custom built wooden door covered entryway. Step into an expansive foyer with a stunning 13' barrel ceiling and heated tiled flooring throughout. The main level unfolds seamlessly, beginning with a spacious living room and a large versatile den/office, offering ample natural light. The gourmet kitchen boasts oak cabinetry, travertine limestone countertops, and stainless steel appliances, including double built-in ovens and a gas stove top. Adjacent is a charming breakfast nook with access to the expansive deck, perfect for entertaining and outdoor dining. A floor-to-ceiling double-sided stone gas fireplace separates the kitchen from the dining room, fostering cozy gatherings with loved



ones. Additionally, a bright family room offers panoramic views of the surrounding nature. The main level features a carpeted primary bedroom with a luxurious 4-piece ensuite, complete with a soaker tub and a walk-through closet. A spacious laundry/mud room, a convenient 2-piece bathroom, and ample storage space round out the main level. Descending to the walk-out basement, you'll find plush carpeting throughout, along with a lower family room, a recreation room, and two very generously sized bedrooms, each with walk-in closets. Completing this level are a 4-piece bathroom, multiple flex areas, and utility room. This exquisite home is equipped with modern amenities, including air conditioning, newer boiler heat, triple-paned windows, in-floor heating, and a central vacuum system. Additional features include two detached horse/tool sheds, RV parking, and a backup generator. The property is serviced by a Pro Flow Septic System and a 3300-gallon water cistern. Conveniently located between Okotoks (8 Min.) and Calgary (12 Min.), this property offers easy access to amenities while maintaining privacy and tranquility. Not to mention just a quick Golf Cart ride from Big Sky BBQ (Don't ask me about the legalities on this). Don't miss the opportunity to experience this exceptional property firsthand. Schedule your showing today and discover the epitome of luxurious country living in an unbeatable location!

Built in 2009

Essential Information

MLS® #	A2115934
Price	\$1,525,000
Sold Price	\$1,525,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,409
Acres	4.47
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	306035 Rusty Spurs Drive E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A2

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Water Connected
Parking Spaces	10
Parking	Parking Pad, Quad or More Attached, RV Access/Parking

Interior

Interior Features	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Gas Range, Central Air Conditioner, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, In Floor, Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Double Sided, Gas, Great Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Rain Gutters, Storage
Lot Description	Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, No Neighbours Behind, Landscaped, Many Trees, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 28th, 2024
Days on Market	7
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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