

\$1,750,000 - 240136 186 Avenue W, Rural Foothills County

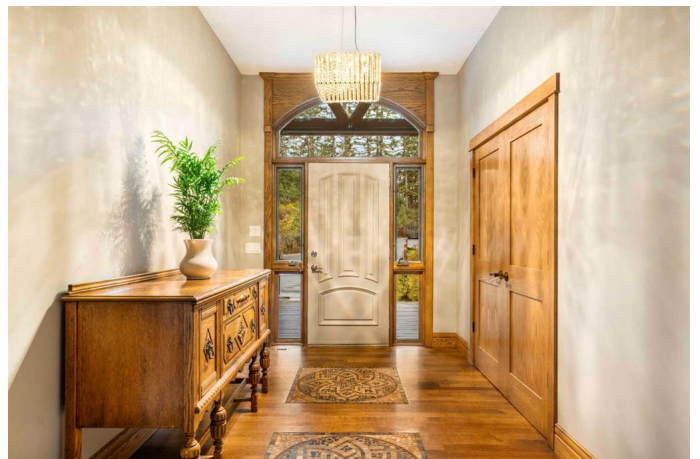
MLS® #A2125139

\$1,750,000

3 Bedroom, 4.00 Bathroom, 2,303 sqft
Residential on 7.75 Acres

NONE, Rural Foothills County, Alberta

Nestled in the forests of Rural Foothills County, this property is a hidden gem where tranquility and enchantment blend seamlessly. Through your gate you'll drive down a winding forest road to your very own secret haven. Situated on nearly 8 acres with a pond, path to the creek & your very own Larch trees. This custom built, walk-out bungalow boasts over 4300 sqft of developed living space with 3 bedrooms and 4 full bathrooms. You'll appreciate that all buildings have been constructed with hardie siding. With a heated, quad, attached garage as well as an additional single car garage, heated workshop, heated pool house with a 17 ft above ground pool & hot tub, fenced in area for dogs with outdoor lighting and plenty of extra shed storage space. Entering the home you're welcomed by a spacious entry and open concept main floor. Large windows are abundant throughout the home, allowing you to enjoy each season's unique charm. The living room features a gas fireplace with a custom built, solid maple surround. Your gorgeous kitchen provides the perfect space for cooking and hosting with many custom touches of its own. Formal dining is centralized between the inviting living room and kitchen with access to the wrap around deck, with new vinyl and railing. Enjoy BBQing while overlooking the pond where plenty of wildlife visitors often frequent. Stargazing is done with ease from your



balcony as you are part of the Dark Sky Country. The main floor also features a large primary bedroom with a gorgeous, newly renovated shower and tub in the 5 pc ensuite. Also complimented by heated floors, dual vanity and a large walk-in closet. TheÂ spacious den looks out to the front of the home with a live edge desk and large custom built-ins. Access to the main floor 3pc is found from the den or through the large main floor laundry/mudroom area. This is where you can also find access to the large attached garage. The basement is spacious with heated floor slab throughout. You'll enjoy 2 good size bedrooms with a connected 4pc bathroom. With many functional layout options, you'll appreciate the theatre space with a projector, built-in speakers and screen. A wood burning stove makes for a cozy sitting area and another large space makes for a great craft or kids play area. There is also an additional 3pc shared bathroom for the basement as well as a large wet bar area with a fridge and island. The seasonal mudroom/sunroom is accessed from the basement and is a great option for seasonal storage or enjoyment. The walk-out basement provides access to a covered deck and the wooden pathway to the yard and pool house. This property has been cared for and maintainedÂ to the highest level. Complete with a natural gas backup generator, reverse osmosisÂ system, new water softener and iron filter, HEPA air cleaner, new cistern pump and more. Don't just dream about it - experience the magic for yourself and schedule a showing with your Realtor. Be sure to check out the YouTube video link.

Built in 2008

Essential Information

MLS® #	A2125139
Price	\$1,750,000

Sold Price	\$1,750,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,303
Acres	7.75
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	240136 186 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1W4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available
Parking Spaces	10
Parking	Additional Parking, Concrete Driveway, Front Drive, Garage Faces Front, Gated, Heated Garage, Oversized, Paved, Quad or More Attached, Secured, Single Garage Detached, Workshop in Garage

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room

Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Creek/River/Stream/Pond, Dog Run Fenced In, Environmental Reserve, Lawn, Garden, No Neighbours Behind, Many Trees, Native Plants, Private, Treed, Views, Wooded
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 3rd, 2024
Days on Market	8
Zoning	CRA
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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