

\$1,325,000 - 40094 306 Avenue E, Rural Foothills County

MLS® #A2131678

\$1,325,000

4 Bedroom, 4.00 Bathroom, 3,023 sqft
Residential on 19.89 Acres

NONE, Rural Foothills County, Alberta

This sprawling rancher style bungalow with over 3000 sq ft above ground and 19.89 acres - half cleared, half wooded offers endless opportunities to an owner looking for a castle and retreat away from it all but still within minutes of schools, amenities and the city. The grand formal foyer entrance welcomes you with a unique stone floor, a well situated front office and a guest bathroom. Natural light beams through the south facing windows and offers a naturally bright home throughout. A step down off the grand foyer entrance is an elegant formal sunken living area with bay window and a large white brick wood burning/gas log fireplace with a three tiered mantle. With vast views across the south facing property is an adjoining formal dining room. A country kitchen overlooks the beautiful grounds from the picture window over the sink. With maple cabinets, functional space and pantry storage, the kitchen area is warm and inviting and connects to the lovely breakfast nook overlooking the wooded backyard. The views continue through the large family area with a second wood burning gas log brick fireplace. A large guest bedroom, full bathroom with walk-in shower, laundry and mudroom area with access to the triple garage are all located on this end of the home. The three other bedrooms and bathrooms are in a separate, private wing of their own. Two good sized bedrooms are found in this wing, with a



well situated main bathroom and walk-in shower found between the two. All of the bedrooms look onto the wooded backyard with the oversized primary bedroom having access to the outdoors with a sliding door. This room alone offers over 500 sqft living space that allows for separate living spaces within the room or for reconfiguring a walk-in closet and the ensuite bath - which currently offers his and her sinks and a soaker tub. The lower level is untouched with several non-egress windows, a bathroom rough in and well situated furnace area (2 furnaces) as a blank slate only limited by imagination. Outside, the opportunities continue with a natural playground already in place. A fully fence dog run area is steps from the east back entrance and several cleared and wooded areas abound throughout the property. Just off Highway 2 but its unique location seems miles away. This type of opportunity so close to town with so many options to live, enjoy, renovate, develop, and divide now or later does not arise often. Come explore it now!

Built in 1972

Essential Information

MLS® #	A2131678
Price	\$1,325,000
Sold Price	\$1,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,023
Acres	19.89
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow

Status	Sold
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Community Information

Address	40094 306 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4R3

Amenities

Parking Spaces	6
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Triple Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Jetted Tub, Laminate Counters, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Gas Log, Gas Starter, Living Room, Masonry, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Dog Run, Kennel
Lot Description	Gentle Sloping, Meadow, Native Plants, Rectangular Lot, Treed, Wooded
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 23rd, 2024

Days on Market	7
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

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