

\$1,199,000 - 96216 280 Avenue E, Rural Foothills County

MLS® #A2132870

\$1,199,000

2 Bedroom, 4.00 Bathroom, 2,154 sqft
Residential on 4.14 Acres

Estates 552, Rural Foothills County, Alberta

Quick possession can be accommodated. What a rare find just off 552 and 8 km from Heritage Heights School. Minutes from the city to a tranquil oasis. This gem of a property is approximately half landscaped and half fenced pasture. This allows for quick yard maintenance and more time to enjoy the deck and views. Thru the gates at the entrance a tree lined driveway leads you to this welcoming bungalow with triple attached garage and lovely potting shed. Lots of room for your RV's and toys here. Recently renovated with a large addition and main floor makeover with a west deck for relaxing sunsets, this is complete with a hot tub. Thru the generous foyer the master with private morning patio sits tucked away. This has a three piece ensuite with soaker tub and two walkin closets. Adjacent to the bedroom door is a main bath with steam. Thru to the family area with a stunning fireplace that opens to the kitchen and rear deck. This kitchen is made for someone who loves cooking with three dishwashers, two wall ovens and a gas cooktop, this is sure to please. Thru the arch is the formal living dining room with wrap around windows on all three sides. The other front door is located here also with a guest bedroom that features a 4 pc ensuite. The basement is full except under the foyer a crawlspace is available for extra storage. The basement has had enlarged windows added



for that great sunny feeling. The flexibility of the basement plan allows for two massive teen bedrooms that will be the envy of their friends. The basement has a finished media room with gas fireplace and a 2piece bath with room to add a shower plus a finished storage room. The rest of the basement area is at framing stage. Please see attached layout for the basement plan. Well report is also in supplements. Well 2008, furnace 2012, HWT2016, septic tank and pump 2007. See attached drone video.

Built in 1978

Essential Information

MLS® #	A2132870
Price	\$1,199,000
Sold Price	\$1,110,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,154
Acres	4.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	96216 280 Avenue E
Subdivision	Estates 552
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4N9

Amenities

Parking Spaces	3
Parking	Electric Gate, Triple Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Gas Cooktop, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, See Remarks, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Lawn, Landscaped, Pasture, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	August 23rd, 2024
Days on Market	85
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Houston Realty.ca
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