

\$1,850,000 - 100, 32047 276 Avenue E, Rural Foothills County

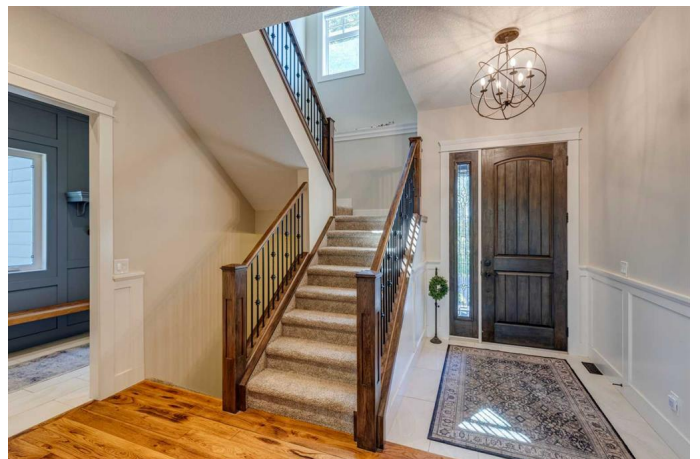
MLS® #A2135874

\$1,850,000

5 Bedroom, 4.00 Bathroom, 2,879 sqft
Residential on 8.23 Acres

NONE, Rural Foothills County, Alberta

This distinctive 5-bedroom home, with over 4900 sq ft of developed and to be developed space, it is sure to exceed your expectations. As you step into the main floor great room, youâ€™ll be captivated by its 12-foot ceilings, decorative wood beams, and elegant wood features, all complemented by a breathtaking kitchen. The kitchen is a chefâ€™s dream with its ample cabinetry, generous granite counter tops, top-tier appliances, and large pantry, brick feature walls, built in bar area, all of this making meal preparation a delight. Expansive windows in the living and dining areas offer stunning views of the forested backyard, creating the ambiance of a luxurious woodland retreat. Entertaining is a joy in this home, where every room is spacious and inviting. The PRIMARY BEDROOM, LOCATED ON THE MAIN FLOOR, boasts 12-foot ceilings, exposed wood beams, and a spa-like ensuite. The main floor also includes a family room, a discreetly placed 2-piece bathroom, a spacious foyer, and a large custom mudroom designed to manage all your footwear and outerwear needs. Upstairs, youâ€™ll find three sizable bedrooms and a 5-piece shared bathroom featuring twin sinks and plenty of cabinetry for all your toiletries. The upper level also houses the laundry room, equipped with custom-built pedestals for the washer and dryer and a sink. While the basement is partially finished with a gorgeous full



bathroom, spacious guest suite and storage space, its generous square footage offers limitless potential for the new owner to complete the basement development. Space for a large entertaining space, another home office, gym, the possibilities are endless. The home's mechanical systems are top-notch, with hot water on demand, multi-zoned forced air heating controls, and a high-output water well equipped with a high-end variable speed pump, ensuring ample water supply for all your needs. The property is further enhanced by a fully finished, heated, oversized double garage that provides ample space for vehicles, toys, or a home workshop. Outside, enjoy the hot tub on the covered back deck, a picturesque firepit area, a pole barn-style shed/shop, livestock shelters, and fencing for horses or other animals. The unique shape of the property includes a large NW field, ideal for hay production, a riding arena, or grazing. It may also be a candidate for subdivision. World-class schooling, recreation, sports, and shopping are all within a short drive, making this extraordinary home the perfect blend of luxury and convenience. RECENT SELLER UPDATES INCLUDE: 2 brick feature walls (kitchen), paint throughout the house, all new lighting on main floor, 2 full new bathrooms, powder room update, tile and storage in basement, landscaping which included removal of 11 - 40ft trees in backyard, refinished decks both front and back, new fridge and induction stove, wine fridge (\$10K), double screen doors on back patio and custom draperies in the primary suite.

Built in 2014

Essential Information

MLS® #	A2135874
Price	\$1,850,000
Sold Price	\$1,815,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,879
Acres	8.23
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	100, 32047 276 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4N7

Amenities

Parking Spaces	8
Parking	Double Garage Attached

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Tankless Hot Water, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Cul-De-Sac, Many Trees, Pasture, Private
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 18th, 2024
Days on Market	5
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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