

\$1,066,000 - 10091 271 Avenue W, Rural Foothills County

MLS® #A2136887

\$1,066,000

4 Bedroom, 3.00 Bathroom, 1,982 sqft
Residential on 4.00 Acres

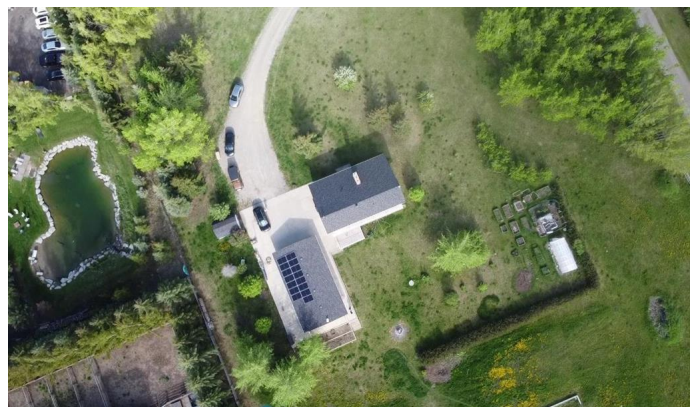
NONE, Rural Foothills County, Alberta

****4 acres with BEAUTIFUL LAKE VIEW****RV PARKING PAD****47X23.5 MASSIVE HEATED GARAGE AND WORKSHOP****NEW UPPER LVP FLOORING AND PAINT**** Discover your sanctuary in this exquisite, serene home nestled on 4 acres with expansive open views. Situated in De Winton, this tranquil retreat offers the best of both worlds: peace and seclusion, yet just a short drive from Calgary and Okotoks.

The moment you step through the front door, you'll feel at home. To your left, a spacious living room welcomes you with abundant windows, a vaulted ceiling, and a cozy brick-faced wood-burning fireplace. A few steps down lead you to the generous dining room, perfect for gatherings.

A glass panel pocket door opens to the upgraded kitchen and breakfast nook, where bright spaces feature granite countertops and ample cabinetry. Just a few steps down from the breakfast nook, the warm and inviting family room awaits, complete with a sliding glass door that opens to the main-level deck.

Heading a few steps up from the dining nook, you'll find the versatile 4th bedroom, ideal as a den or flex room, situated next to the main floor bathroom. The wide staircase leads you



to the upper level, where the primary bedroom, two additional bedrooms, and two full bathrooms are located. Enjoy the full-width upper-level balcony, accessible via a sliding glass door from the primary bedroom, offering serene views of the surrounding landscape.

The largely unfinished basement is a blank canvas awaiting your creative touch and also houses the laundry pair. The property includes an exceptional heated garage/workshop measuring 24'x48', with a poured concrete RV pad beside it and a massive concrete parking pad in front.

You'll fall in love with the mature, secluded feel of the land, which overlooks a seasonal pond on the neighboring property. Schedule a showing today and make this enchanting home your own!

Built in 1971

Essential Information

MLS® #	A2136887
Price	\$1,066,000
Sold Price	\$1,055,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,982
Acres	4.00
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	10091 271 Avenue W
Subdivision	NONE

City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A2

Amenities

Parking	Double Garage Detached, Parking Pad, RV Access/Parking
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Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Smoking Home, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Courtyard, Fire Pit, Lighting, Playground, Private Yard
Lot Description	Back Yard, Corner Lot, Farm, Front Yard, Lawn, Interior Lot, Other, Private, See Remarks, Treed, Views
Roof	Asphalt
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 28th, 2024
Days on Market	29
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
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