

\$1,350,000 - 418145 48 Street W, Rural Foothills County

MLS® #A2139599

\$1,350,000

3 Bedroom, 3.00 Bathroom, 2,695 sqft

Residential on 3.29 Acres

NONE, Rural Foothills County, Alberta

This FOREVER HOME was built for those of us seniors who are country folk at heart and want to stay in the country but desire a lower maintenance home and property that is geared toward their current lifestyle! The upper level is devoted to a wonderful great room with a vaulted ceiling and fabulous windmill ceiling fan. The great-room is surrounded on 3 sides by picture windows so that you can admire the stunning mountain and valley views no matter where you are. The kitchen is open to the great room and features expansive counter space, beautiful custom built Hickory cabinetry with contrasting white cabinets lining one wall (oodles of storage space). Appliances are stainless steel Kitchen Aid and the countertops are all Quartz. The center island is indeed the heart of this home. Just off the kitchen is the upper deck with a beautiful rock, wood-burning fireplace and a staircase down to the yard. You™ll also love the walk-in pantry with custom shelving, the half bath and laundry room on the main floor. The master suite and ensuite boast so many features that you must see it to believe it (please see the Specifications in the Supplements). You have everything you need on one floor including an elevator that is cleverly located behind custom Hickory doors, on both floors, so that it is not at all apparent. The lower level offers a large second bedroom with a walk-in closet, a 4 piece bath and a third spacious bedroom or sitting room (how will you use it). You can already appreciate that while you™re in



great health, you will enjoy entertaining your friends and family and, if you need help later, the caregiver will have a very private living area. Now let's talk GARAGE - you're going to love the huge, oversized, heated triple garage with epoxy flooring and an attached workshop/storage area that surpasses any other garage ever. If at some point you or your spouse/partner become infirm, the elevator and all the other easy access features will enable you to stay home much longer than might otherwise be possible (it is even located less than 10 miles from the Black Diamond Hospital). Until then, it is just perfect as it is for the maximum enjoyment of everyday life. This home has it all including a great toboggan hill for your grandchildren. Hurry, don't delay because all those young folk will love it too! Call for an appointment to view it today!

Built in 2024

Essential Information

MLS® #	A2139599
Price	\$1,350,000
Sold Price	\$1,380,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,695
Acres	3.29
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	418145 48 Street W
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Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 6B5

Amenities

Utilities	Cable Not Available, Natural Gas Paid, Electricity Paid For, Satellite Internet Available, Water Connected
Parking Spaces	10
Parking	220 Volt Wiring, Additional Parking, Concrete Driveway, Electric Gate, Front Drive, Heated Garage, Insulated, Oversized, Triple Garage Attached, Workshop in Garage

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Natural Woodwork, No Smoking Home, Quartz Counters, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Washer/Dryer Stacked, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Free Standing, Gas, Glass Doors, Great Room, Heatilator, Outside, Stone, Wood Burning
Basement	None

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Lawn, Low Maintenance Landscape, Landscaped, Many Trees, Native Plants
Roof	Asphalt Shingle, Metal
Construction	Metal Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2024
Date Sold	July 3rd, 2024
Days on Market	21

Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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