

\$2,400,000 - 80048 236 Avenue E, Rural Foothills County

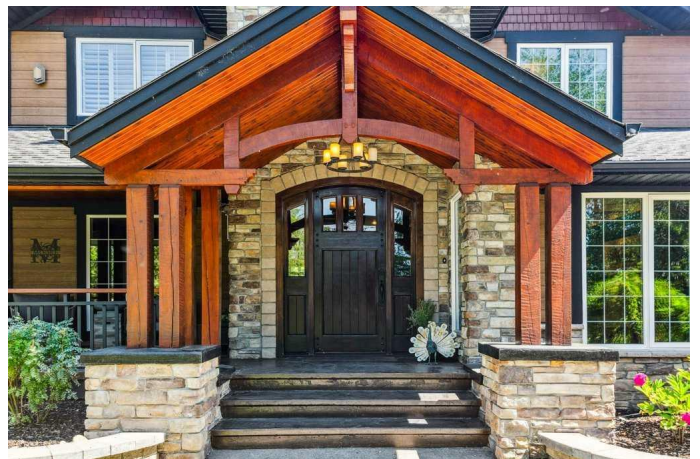
MLS® #A2149449

\$2,400,000

5 Bedroom, 4.00 Bathroom, 3,052 sqft
Residential on 6.65 Acres

NONE, Rural Foothills County, Alberta

Imagine residing on this expansive 6.65 acre estate, enveloped by meticulously landscaped grounds. Passing through the gated entrance, mature trees & lush irrigated lawns greet you, setting a tranquil tone for this private retreat. The home exudes a classic ranch charm, featuring an inviting concrete verandah adorned with cedar soffits, perfect for unwinding. Inside, the residence harmonizes comfort with sophistication through an open-concept floor plan. Reclaimed barn wood floors, curved fir wood stairs, and intricate wrought iron railings create a captivating ambiance. The kitchen showcases solid cherry wood cabinetry complemented by dark granite countertops & a substantial centre island. High-end appliances including gas stove, wall oven, and built-in Miele coffee maker cater to culinary enthusiasts. The spacious GR, anchored by a stone gas fireplace, extends effortlessly to both front & back porches, ideal for hosting guests or enjoying serene outdoor moments. Main floor also features a mudroom off the dble attached heated garage, formal dining room w/coffered ceiling, and a convenient den. Upstairs, the expansive primary bedroom offers a luxurious escape with walk-in closet & ensuite featuring a separate soaker tub & shower. Three additional bedrooms and a 5 pce bathroom with dual sinks cater perfectly to family needs, complemented by an upstairs laundry room for



added convenience. The fully finished basement elevates entertainment & relaxation with a media room featuring a projector & 10â€™™ roll-down screen, fifth bedroom, 3 pce bathroom, and spacious rec room with ample space for a pool table or play area. A stone countertop bar area w/fridge ensures refreshments are always within reach. Outdoors, the back deck boasts an overhead gas heater, outdoor kitchen complete with Weber BBQ, griddle, fridge, workstation, as well as a dedicated hot tub area. A firepit surrounded by a stone wall offers an additional cozy retreat. An additional standout feature of this property, is the sprawling 3224 sq ft heated & fully serviced shop with a lean-to extension, providing ample space for tools, vehicles, & RV parking. A barn equipped for horses w/tack room, fully cross-fenced pastures for equestrian activities or hobby farming, a greenhouse with water & electrical, and solar fans for ventilation, cater to various interests. Beyond the homeâ€™™s luxurious interiors and expansive outdoor spaces, practical amenities such as the treated water system with dual cistern holding tanks, fir wood detailing outdoors, Canexcel engineered exterior, integrated Bang & Olufsen sound systems indoors & outdoors, exemplify meticulous attention to detail and functionality. This property transcends mere residence; it embodies a lifestyle where every aspect seamlessly combines luxury with functionality. Located just minutes from Okotoks and Calgary, with easy access to amenities, it offers both convenience and the tranquility of a rural retreat-a true embodiment of ranch-style living at its finest.

Built in 1994

Essential Information

MLS® #

A2149449

Price	\$2,400,000
Sold Price	\$2,200,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,052
Acres	6.65
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	80048 236 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4B5

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Stone
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Lighting, Outdoor Kitchen, Private Yard

Lot Description Fruit Trees/Shrub(s), Garden, Landscaped, Level, Many Trees, Underground Sprinklers, Private

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 2nd, 2024

Date Sold August 27th, 2024

Days on Market 25

Zoning CR

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Landan Real Estate

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