

\$1,575,000 - 338116 40 Street W, Rural Foothills County

MLS® #A2149899

\$1,575,000

4 Bedroom, 4.00 Bathroom, 3,254 sqft

Residential on 3.11 Acres

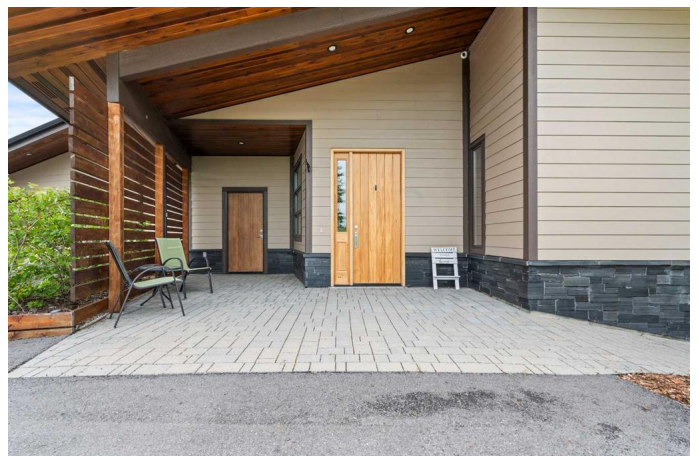
NONE, Rural Foothills County, Alberta

Open House Monday August 5, 2-4pm

Minutes from the city, miles from the busy - find instant peace as you drive up the private driveway to your stunning acreage home with unbelievable MOUNTAIN VIEW! Nestled on 3.11 acres of pristine land, this custom-built modern home offers clean lines, heated concrete floors, and an open-concept living space perfect for entertaining.

The spacious and inviting living room features a gas fireplace with modern stonework and built-ins, seamlessly connected to the dining room. The huge, beautiful kitchen boasts extensive cabinetry and counters, a large island, high-end stainless steel appliances such as Dacor gas range, Dacor wall oven and warming drawer and Frigidaire professional refrigerator. The spacious walk in pantry offers ample storage and space for small appliances. The main floor includes a den, a spacious mudroom and a bright office with direct exterior access making it perfect for work from home! The upper floor houses four bedrooms, including a large primary suite with a luxurious 5-piece ensuite and walk-in closet. Don't miss the secret Eagles Nest play area! The basement is equipped with a rec room, that is perfect for a gym or teen hangout, a full bath and steam shower, and loads of storage. Tucked away is a perfect cold room/wine cellar.

This home is designed with energy efficiency



in mind. The concrete floors on the main and basement levels have radiant floor heating, and both upstairs bathrooms feature electric in-floor heating. The heated garage has a power-vented gas ceiling-mounted unit. The walls have R40 insulation and the roof has R50 insulation, ensuring optimal energy efficiency. The double frame construction (Nearly 12" exterior wall thickness) eliminates the need for A/C and provides passive energy efficiency by preventing thermal bridging.

Multiple opening windows in each room allow for cross ventilation, and 4' overhangs reduce solar gains in the summer. The home includes cedar soffits, solid core interior doors, a walnut solid wood front door, motion detector and switched accent lighting, soft close drawer slides and hinges, and dovetail drawers throughout. Security is a top priority with 6-8 cameras, a DVR, and a monitor located in the mechanical room.

The front door faces west, while the backyard is oriented to the southwest, offering stunning views and ample sunlight. This property was designed with privacy in mind and takes great advantage of the mountain vista. A large deck is perfect for relaxing or entertaining. A super cute, insulated hen house is a great accent to this county home! Experience the perfect blend of modern luxury and serene countryside living in this exceptional home.

Built in 2015

Essential Information

MLS® #	A2149899
Price	\$1,575,000
Sold Price	\$1,495,859
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	3,254
Acres	3.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	338116 40 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 7B5

Amenities

Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized
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Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Oven-Built-In, Refrigerator, Warming Drawer, Washer, Window Coverings
Heating	Boiler, In Floor, Forced Air, Natural Gas, Other
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Fire Pit, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Cul-De-Sac, Lawn, No Neighbours Behind, Paved, See Remarks, Views
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2024
Date Sold	September 6th, 2024
Days on Market	51
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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