

\$875,000 - 6 Quarry Springs Lane, Rural Foothills County

MLS® #A2154081

\$875,000

4 Bedroom, 4.00 Bathroom, 1,709 sqft
Residential on 2.62 Acres

NONE, Rural Foothills County, Alberta

Embrace the opportunity for an expansive country lifestyle 30 minutes from the Downtown Core. This sprawling 2.6 acres of land is the true embodiment of scenic solitude, perched atop a no-through roadway offering unrivalled views of the valley below and cityscape beyond. A spacious home full of southwestern style, with stunning earth tones, high ceilings, and arched windows throughout, and an unlimited potential for upgrading to your own taste. The main floor opens up into a bright foyer that connects into a private front bedroom that could also be converted into a home office space. A beautiful kitchen includes a breakfast nook and loads of cabinetry. This level also includes three full bathrooms, two of which are ensuites in the primary. The giant living room comes with built-in shelving features and centers around a cozy gas fireplace, with direct access to the secluded back patio overlooking the entire property. This breathtaking exterior space also connects into the primary retreat which comes with its own giant walk-in-closet. The nearby den is a sight to behold, with two spectacular skylight features cultivating a garden-like oasis. Nearby you are able to conveniently access the attached triple car garage through a dedicated laundry room. Down below are two additional bedrooms, another full bathroom, and a giant recreation room fit for entertaining with its large bar area. The



undeniable highlight of this walkout basement is the adjoining sunroom that provides the ability to bask in the middle of nature no matter the season. This home has no shortage of storage or parking, with the added benefits of privacy and year-round peaceful scenery. Don't miss out on this chance to immerse yourself amongst the picturesque foothills and enjoy a slower way of living, with the ability to access city amenities just ten minutes away.

Built in 1993

Essential Information

MLS® #	A2154081
Price	\$875,000
Sold Price	\$902,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,709
Acres	2.62
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	6 Quarry Springs Lane
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 5A8

Amenities

Parking	Triple Garage Attached
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Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Skylight(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Environmental Reserve, No Neighbours Behind, Many Trees, Open Lot, Secluded, Views
Roof	Clay Tile, Tar/Gravel
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2024
Date Sold	September 17th, 2024
Days on Market	36
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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