

\$1,350,000 - 16190 265 Avenue W, Rural Foothills County

MLS® #A2163986

\$1,350,000

4 Bedroom, 4.00 Bathroom, 1,857 sqft
Residential on 9.34 Acres

NONE, Rural Foothills County, Alberta

Welcome to your own private oasis! This meticulously maintained bungalow offers over 3,600 square feet of thoughtfully designed living space, all nestled on a sprawling 9.34-acre lot surrounded by lush, tree-lined serenity. Imagine the endless possibilities that come with this expansive land—whether you dream of creating a vibrant garden, setting up a personal hobby farm, or simply enjoying the wide-open spaces, this property is a canvas for your lifestyle aspirations. As you approach the home, you'll be struck by the sense of seclusion and privacy, with the residence gracefully hidden behind a verdant canopy of trees. The expansive wrap-around deck invites you to savor the changing skies and tranquil views at any time of day, whether you're enjoying morning coffee or an evening under the stars. Step inside to discover a world of open, airy living. The vaulted ceilings and large windows flood the home with natural light, creating an inviting atmosphere. The kitchen is a chef's dream, featuring a large island with a breakfast bar, a spacious pantry, and seamless flow into the dining room—perfect for hosting gatherings and creating memorable moments with family and friends. The living room, with its striking vaulted ceiling and built-in desk, offers a cozy yet elegant space highlighted by a gas fireplace and custom cabinetry. This space is designed for comfort and convenience, making it the ideal setting



for relaxation or entertaining. The main level boasts a spacious primary bedroom complete with a luxurious 4-piece ensuite and a walk-in closet. Two additional bedrooms and a well-appointed 4-piece bath provide ample space for family or guests. The laundry room and a convenient two-piece bath complete this floor, adding to the functionality of this exquisite home. The lower level is a haven of its own, featuring a massive recreation room that invites endless possibilities—from game nights to home theaters. An additional spacious bedroom with a 3-piece ensuite ensures privacy and comfort for all. The 13 x13 storage room offers practical storage solutions, keeping everything organized and within reach. Additional features include a triple garage and a vacuum system for added convenience and comfort. Ideally situated just 10 minutes from Calgary, you™ll have effortless access to shopping, dining, and business amenities while enjoying the peaceful, rural lifestyle of your dreams. With 9.34 acres of space, this property combines luxury, room to grow, and convenience in perfect harmony—come and make it yours today! Property has three wells on it, one for the house and two extra. Note Photos are Virtually Staged!

Built in 2004

Essential Information

MLS® #	A2163986
Price	\$1,350,000
Sold Price	\$1,185,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,857
Acres	9.34

Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	16190 265 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4L8

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	3
Parking	Heated Garage, Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener
Heating	In Floor, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Treed, Paved
Roof	Asphalt
Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	September 13th, 2024
Date Sold	September 28th, 2024
Days on Market	15
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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