

\$1,479,990 - 40094 306 Avenue E, Rural Foothills County

MLS® #A2171731

\$1,479,990

4 Bedroom, 4.00 Bathroom, 3,042 sqft
Residential on 19.89 Acres

NONE, Rural Foothills County, Alberta

Rare 20 acre piece with 3000 Sq/ft Bungalow. These size parcels just don't come around that often let alone having a massive bungalow on it. Just under 20 acres of stunningly treed land nestled away in the Foothills and less than 15 minutes from South Calgary. The property is full of trails to walk and host stunning views of the city from spots. The bungalow is all one level living with 4 bedrooms and 3 1/2 baths. Walk into a beautifully big foyer that opens up to the office and giant living room with wood burning fireplace. Walk through to the hall and left to three bedrooms, or right to the kitchen, breakfast nook and family room again with another fireplace. Off the breakfast nook is the dining room and off the family room is the 4th bedroom and 3rd full bathroom. Also the laundry and entrance to the 3 car attached garage. Back to the Living quarters of the home you'll find two great sized kids room and the massive master suite. The Master hosts to big wall closets and a full master ensuite. This home is 100% ready to live in or a huge canvas to reno into your dream home. Also the driveway has just been completely repaved and the front of the property has brand new fencing. The curb appeal and drive up to the home is stunning! Hope you enjoy.

Built in 1972

Essential Information



MLS® #	A2171731
Price	\$1,479,990
Sold Price	\$1,463,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,042
Acres	19.89
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	40094 306 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4R3

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	No Smoking Home, Closet Organizers, Crown Molding, Central Vacuum, Laminate Counters, No Animal Home, Open Floorplan
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Brick Facing, Decorative, Family Room, Great Room, Mantle, Masonry, Stone
Has Basement	Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Entrance
Lot Description Lawn, Landscaped, Many Trees, Paved, Rectangular Lot, Treed
Roof Asphalt Shingle
Construction Wood Frame, Wood Siding, Brick, Stucco
Foundation Poured Concrete

Additional Information

Date Listed October 8th, 2024
Date Sold December 19th, 2024
Days on Market 72
Zoning CR
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.