

\$1,299,900 - 48044 286 Avenue E, Rural Foothills County

MLS® #A2172143

\$1,299,900

5 Bedroom, 3.00 Bathroom, 1,601 sqft
Residential on 3.98 Acres

NONE, Rural Foothills County, Alberta

!! OPEN HOUSE SCHEDULED FOR SUNDAY, OCTOBER 13, 2024 FROM 12:00 PM – 3:00 PM!! HORSE LOVERS PARADISE! Considering a move up to Acreage Living? This property will check ALL the boxes and is conveniently situated on 286 Avenue E, a mere 10-minute drive to the South end of Calgary. One of first things you will notice as you enter this property is the **BEAUTIFULLY** manicured landscaping along the paved tear drop shaped driveway. Tucked away and hidden at the end of the drive sits this 5-bedroom, 3 bathrooms, exquisite and immaculately maintained fully developed Walkout Bungalow with over 3150 square feet of developed living space! Originally built in 1999, this home has undergone substantial upgrading throughout both levels. Some of those upgrades include fresh paint on the home and detached garage, cork flooring, hardwood flooring, premium granite kitchen counters, laminate flooring on lower level, upgraded appliances including induction stove with double ovens, 8 windows replaced to triple pane, high efficiency furnace and air conditioning, and Poly B water lines replaced with PEX. This list of upgrades goes on and on, and have been provided in the supplements for anyone to have a look at! The main level floorplan on this home offers functionality and is very conducive to family living and entertaining with a large primary



bedroom with 5 pc ensuite bath and expansive walk-in closet, 2 additional family bedrooms, a large kitchen island, open floor plan, easy access to front and massive rear deck to expand your outdoor living spaces. The lower level of this home offers even more entertainment space with 9'™ ceilings, stone faced gas fireplace, pool table area with wet bar, 2 additional bedrooms, laundry room with sink and laundry table, play area, and more! A heated and oversized double attached garage along with an unheated double detached garage, coupled with 2 paved parking spots, provide ample parking space and all the extra storage you could need. Have horses or dogs? No Problem! A 22'™ x 21'™ Barn complete with 2 box stalls, 1 tie stall, built in tack box, lean to hay storage, fenced dog run, stock shelter, 4 wood rail and barbed wire fenced paddocks, and automatic stock water are sure to have everything you need for your furry friends! Pride of ownership drips from every corner of this property, this is apparent by a simple walk of the yard space. This incredible yard contains a drip irrigation system on timer(s), garden and greenhouse area, low maintenance hardy perennials, shrubs and trees. All hardy berries including strawberries, raspberries, saskatoons, and haskap berries. Fruit trees including sour cherries, apples, crab apples and plums. Properties like this are rare! Seldom do you find anything this well maintained, in a superb location, and ready to be your forever home.

Built in 1999

Essential Information

MLS® #	A2172143
Price	\$1,299,900
Sold Price	\$1,375,999

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,601
Acres	3.98
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	48044 286 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0X0

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Double Garage Detached, Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Garage Faces Side, Heated Garage, Paved, See Remarks

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, See Remarks, Storage, Walk-In Closet(s), Built-in Features, Central Vacuum, Granite Counters, Jetted Tub, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Double Sided, Family Room, Living Room, Mantle, See Remarks, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Dog Run, Fire Pit, Garden, Private Entrance, Storage
Lot Description	Back Yard, Landscaped, Private, Garden, Gentle Sloping, Irregular Lot, Lawn, Pasture, Paved, See Remarks, Secluded, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2024
Date Sold	October 27th, 2024
Days on Market	15
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Southern Realty
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