

# **\$1,699,000 - 192108 239 Avenue W, Rural Foothills County**

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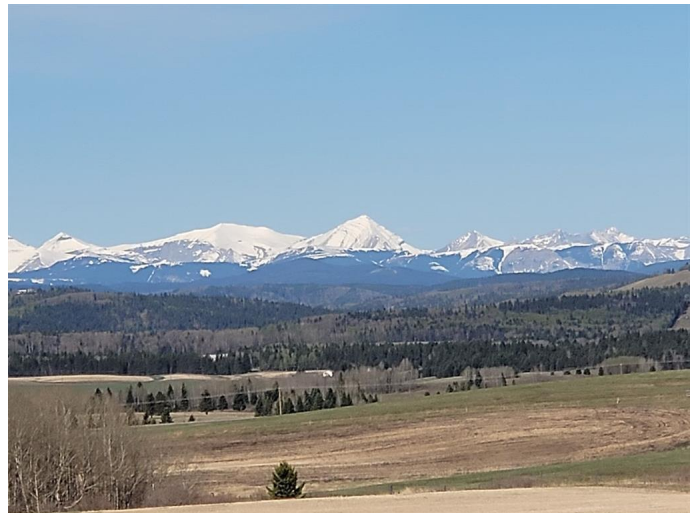
MLS® #A2173666

**\$1,699,000**

4 Bedroom, 5.00 Bathroom, 1,974 sqft  
Residential on 5.00 Acres

NONE, Rural Foothills County, Alberta

This 2019 completed 5 acre 2000 sq ft PANORAMIC MOUNTAIN VIEW 2 + 2 bedroom 3F 2H bath BUNGALOW + 1911 SQ FT SHOP will impress! It's off 192 street near Priddis (school bus road) so its plowed daily in the winter. The 10 ft ceilings on both levels give the spacious rooms more dimension. The GOURMET KITCHEN with tons of cabinetry has a premium 6 burner gas stove with griddle, A 2 door stainless steel full fridge/full freezer combination, oversize sink in huge quartz top island with long breakfast bar. The primary bedroom with carved wooden ceiling fan has a huge ensuite with BIDET toilet, 2 person JETTED TUB, HEATED TILE FLOOR and a GIGANTIC WALK-IN CLOSET with built-ins. The home features a spacious great room with remote control gas fireplace and wood beam ceiling design. The adjacent dining room has grand full height glass sliding privacy doors on the inner side and is facing the west mountain view on the outer side. The DR features 3 french doors opening to a large 36'x16' MAINTENANCE FREE COMPOSITE DECK. There is a natural-gas BBQ connect and a maintenance free powder coated aluminum/glass rail around this west deck. The 5 camera exterior SURVEILLANCE SYSTEM is wifi based and you can view cameras on your cell phone. The STUCCO EXTERIOR is matching on the house, attached 3 CAR IN FLOOR HEATED GARAGE and SHOP with



12' and 14' foot doors to store your wood working equipment, art studio, office, RV/BOAT/CAR STORAGE. It can also house an automotive shop with your car lift, or a lot of toys for small or big people. SHOP IS ROUGHED IN FOR A WET BAR OR AUTO WASH BAY. You will not run out of heated storage/work space or driveway storage with the huge "dust free" REINFORCED ASPHALT GRAVEL DRIVEWAY! The house features a HIGH END BUILT-IN VACUUM with in-wall hose storage system and automatic vacuum-driven recoil hoses. The built-in vacuum is on both levels and will reach throughout this 4000+ sq ft home. The easy maintenance septic system, 10 GPM well water system with 3 stage filtration also features a water softener. There is also a separate REVERSE OSMOSIS DRINKING WATER SYSTEM in this home. The CENTRAL AIR CONDITIONING and combination hot water in-floor & forced air system features an air-to-air fresh air heat exchanger, air filtration and zoned heating with many separate thermostats. The 2 basement bedrooms have a "jack & jill" full bath and there is an additional 2 pc powder room on each level. The billiard area with plumbed wet bar is beside the large family room. There is even a lower level office/storage room/wine cellar in this extra warm/dry R24 Insulated Concrete Form (ICF) basement. The 2x6 walls up make this house quieter and warmer (R20 walls R50 attic). The 2nd bedroom up has its own ensuite bath and is laid out with separate exterior access like an "AirBNB" room. You can use it for guests, a maid, a care worker, relatives or tenants. The ELEVATED HERB GARDEN and ENCLOSED FIRE PIT AREA are nice. Quiet country living, close to the city!

Built in 2018

## **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2173666                         |
| Price          | \$1,699,000                      |
| Sold Price     | \$1,545,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 3                                |
| Half Baths     | 2                                |
| Square Footage | 1,974                            |
| Acres          | 5.00                             |
| Year Built     | 2018                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Sold                             |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 192108 239 Avenue W    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S5G9                 |

### Amenities

|                |                                                                                                                                                                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 12                                                                                                                                                                                                                                                                     |
| Parking        | 220 Volt Wiring, Additional Parking, Covered, Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Off Street, Oversized, Plug-In, Parking Pad, Quad or More Detached, RV Access/Parking, RV Garage, Triple Garage Attached |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Beamed Ceilings, Bidet, Bookcases, Ceiling Fan(s), Closet Organizers, Central Vacuum, Double Vanity, High Ceilings, Vinyl Windows, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Range Hood, Washer, Window Coverings, Water Purifier, Water Softener                                                                                                                                                                                                                                                  |
| Heating           | Central, Combination, Exhaust Fan, Forced Air, Fireplace(s), High                                                                                                                                                                                                                                                                                                                    |

|                 |                                          |
|-----------------|------------------------------------------|
|                 | Efficiency, In Floor, Natural Gas, Zoned |
| Cooling         | Central Air                              |
| Fireplace       | Yes                                      |
| # of Fireplaces | 1                                        |
| Fireplaces      | Gas, Great Room, Heatilator              |
| Has Basement    | Yes                                      |
| Basement        | Finished, Full                           |

## Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Garden, Lighting                                                                 |
| Lot Description   | Backs on to Park/Green Space, Back Yard, Cul-De-Sac, Garden, Level, No Neighbours Behind, Private, Views |
| Roof              | Asphalt Shingle                                                                                          |
| Construction      | ICFs (Insulated Concrete Forms), Stucco, Wood Frame                                                      |
| Foundation        | ICF Block                                                                                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | October 19th, 2024  |
| Date Sold      | November 15th, 2024 |
| Days on Market | 27                  |
| Zoning         | CR                  |
| HOA Fees       | 0.00                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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