

\$1,499,000 - 49 303 Avenue W, Rural Foothills County

MLS® #A2184305

\$1,499,000

7 Bedroom, 4.00 Bathroom, 3,110 sqft

Residential on 5.04 Acres

NONE, Rural Foothills County, Alberta

Back on as active and showings will begin Tuesday as painter is in the home today. WOW this is a great home if you love to entertain and host your friends-always room for one more! Private and close to town with easy access to the city, this acreage is the perfect place to raise a family and have fun! With over 4,700 sq ft of developed living space, this home boasts an ICF foundation right up to the trusses, hardy board siding, triple attached garage for all the toys, a heated summer pool, a greenhouse and gardening space-something for everyone! The kitchen is stunning with a double sided fireplace into the dining room, top of the line Miele appliances, massive island and TONS of cabinets and counter space. The views from the dining room and the deck are absolutely amazing and the deck is massive-definitely the place to spend the summer with the heated pool off of the deck and the screened pergola for the times you want to cool off in the shade. The sunken living room is the perfect quiet spot to sit and enjoy a glass of wine. You will also appreciate the breakfast nook with all the natural light, the huge mud room, laundry room and unique 3 pc bath. The upper floor boasts the most stunning master bedroom and 5 pc spa-it's beautiful and then there is the well designed closet for all your clothes and shoes. You will enjoy the view of the mountains and environmental reserve from the sitting room/den which has it's own private deck. The children's bedrooms are huge and share a 3



pc bath. The basement is the perfect spot your teenagers and their friends with 4 massive bedrooms, a huge family room and so much space for them to spread out and play or enjoy a game of pool. This home also features tray ceilings, wood beams, wainscoting, stylish lighting, 7 1/2" wide plank engineered hardwood, PVC composite decking, a two sided fireplace and a large triple garage for the guy who loves to tinker. This home is amazing, the location is amazing, the views are amazing and the PEACE AND QUIET out on this acreage are AMAZING! You will love this place and want to make it your next home!

Built in 2017

Essential Information

MLS® #	A2184305
Price	\$1,499,000
Sold Price	\$1,500,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	3,110
Acres	5.04
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Sold

Community Information

Address	49 303 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 7A7

Amenities

Parking	Triple Garage Attached
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Interior

Interior Features	Breakfast Bar, Beamed Ceilings, Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, Quartz Counters, Soaking Tub, Tray Ceiling(s)
Appliances	Dryer, Refrigerator, Washer, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Window Coverings, Wine Refrigerator, Water Softener
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Gas, Kitchen
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Cul-De-Sac, Environmental Reserve, Garden, Gazebo, No Neighbours Behind, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board, Concrete, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	December 22nd, 2024
Date Sold	January 17th, 2025
Days on Market	26
Zoning	CRES
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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