

\$1,449,000 - 352270 242 Avenue W, Rural Foothills County

MLS® #A2187443

\$1,449,000

5 Bedroom, 4.00 Bathroom, 4,792 sqft
Residential on 11.90 Acres

NONE, Rural Foothills County, Alberta

Enjoy living in the foothills of the world-class Rocky Mountains surrounded by NATURE ~ rolling hills, trees, wildlife and STUNNING VIEWS! This large two-story home with nearly 4,800 sq/ft of above grade living space + 1500 sq/ft developed walk-out- basement living + large deck, front patio and covered front porch has been recently & thoroughly RENOVATED and UPGRADED. With superb curb appeal, the exterior has also been fully upgraded ~ NEW WINDOWS & DOORS, HARDIE BOARD, and NEW SOFFIT, FASCIA & EAVES. The Main Entrance of this home greets you with a functional sitting area & MAGNIFICANT GRAND DOUBLE STAIRCASE that climbs up to the 2nd level. The large windows throughout flood the home with NATURAL LIGHT. This beautiful 5-bedroom home was designed with an abundance of space for LUXURIOUS, COMFORTABLE LIVING and includes an EXTRA-LARGE KITCHEN, 3 FIREPLACES, a Family Room off the kitchen + FORMAL Living and Dining Rooms, 3 FULL BATHROOMS with rough-in for a 4th in the lower level, OFFICE/GAMES ROOM with MURPHY BED, and a convenient MAIN FLOOR BEDROOM and Bathroom that could be used for live-in child care or extended family. The second-floor hosts 4 bedrooms, and two RECENTLY RENOVATED BATHROOMS ~ the Main Bathroom has a double vanity and an



above-average 6'™ long bathtub. The Primary Ensuite Bathroom also has a double vanity and a 46" x 58" shower. With plenty of space for a workshop, gym or art studio, the walk-out basement also has a large open Family Room with beautiful Pella patio doors that open to the back yard patio. Enjoy the luxury of fresh air-dining in the fully protected SUN ROOM which sits off the back of the house or in the Gazebo in the front yard. With a FANTASTIC LOCATION, this quiet, private 11.9-acre treed property with trails and a creek running through it, sits on a cul-de-sac ~ a GREAT FAMILY HOME to make memories to last a lifetime!

Built in 1980

Essential Information

MLS® #	A2187443
Price	\$1,449,000
Sold Price	\$1,375,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,792
Acres	11.90
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Sold

Community Information

Address	352270 242 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta

Postal Code T0L 0K0

Amenities

Utilities Electricity Connected, Cable Connected, Natural Gas Available

Parking Spaces 5

Parking Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Vinyl Windows, Kitchen Island, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Wired for Data, Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Oven-Built-In, Dryer, Garage Control(s), Microwave, Range, Washer

Heating Forced Air, Natural Gas

Cooling Central Air, Partial

Fireplace Yes

of Fireplaces 3

Fireplaces Den, Electric, Family Room, Master Bedroom, Raised Hearth, Stone, Oak, Wood Burning

Has Basement Yes

Basement Full, Partially Finished, Walk-Out

Exterior

Exterior Features Fire Pit, Private Entrance, Private Yard

Lot Description Creek/River/Stream/Pond, Gazebo, Gentle Sloping, Private, Rectangular Lot, Secluded, Treed

Roof Asphalt Shingle

Construction Cedar, Composite Siding, Stone

Foundation Wood

Additional Information

Date Listed February 15th, 2025

Date Sold May 22nd, 2025

Days on Market 96

Zoning CR

HOA Fees 0.00

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.