



GRASSROOTS
REALTY GROUP

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196096 144 Street W
Rural Foothills County, Alberta

MLS # A2246306



\$3,790,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,780 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	50.00 Acres		
Lot Feat:	Gentle Sloping, Many Trees, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Holding Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	15-22-2-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island		

Inclusions: N/A

This beautiful 50-acre parcel is perched just outside Calgary's city limits, offering panoramic views of the downtown skyline and the foothills from pretty much every corner of the land. With over 3200 sqft of developed living space, this 5 bedroom walk-out bungalow (built in 2016) has views that are as stunning from the main floor 600+ sqft deck, as they are from the walk-out lower-levels oversized windows. The heart of the home is the kitchen with rich, espresso-stained cabinetry, sleek granite counters, a massive island for prep or casual dining. The kitchen connects to a bright dining area, living room and large outdoor deck. The main floor has the primary bedroom—attached ensuite as well as two additional bedrooms, additional full bath and laundry room. The lower level is an open plan with 9' ceilings and an expansive rec room, two additional bedrooms, full bathroom with dual vanities and mechanical room. This property is ideal for an equestrian enthusiast, future development or investment. The gentle sloping land makes it ideal for multiple walk-out sites. Facing the Ann and Sandy Cross Conservation area and located just 2.5 km from Calgary city limits it offers the perfect balance of country living and proximity to city amenities. Red Deer Lake School is just 7 minutes away. With Costco Buffalo Run 12 minutes from your door, but who's counting. With two strong wells (both pumping over 12 gpm), multiple access points including a southeast road allowance, this is a property that balances freedom with function. So if you're looking for space to roam and room to grow—with city life still in reach—this might just be your perfect match.