



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

146219 371 Street W
Rural Foothills County, Alberta

MLS # A2292668



\$2,800,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,960 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Heated Garage, Quad or More Detached, See Remarks, T		
Lot Size:	23.25 Acres		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Many Trees		

Heating: In Floor, Forced Air, Natural Gas, Radiant

Water: Well

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Septic System

Roof: Asphalt Shingle, Metal

Condo Fee: -

Basement: Full

LLD: 31-22-4-W5

Exterior: Brick, Concrete, Stucco, Wood Frame

Zoning: A

Foundation: Poured Concrete

Utilities: -

Features: Bar, Granite Counters, See Remarks, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: Security system, built-in speakers, hoist and compressor in shop, all existing components in butcher shop, house has one extra fridge and one extra dishwasher also included

**** GORGEOUS VIEWS, GREAT SETTING**** Less than thirty minutes from Calgary lies a jewel of a home, a secluded acreage with stunning views, and some very unique outbuildings. This 23 acre estate has a main floor and lower-level walkout; both with sweeping vistas of the impressively landscaped backyard and mountains beyond. Upon arrival through the private cul-de-sac, the first thing you notice are the impeccably maintained lawns and groomed driveway. The front entrance opens to a bright foyer that leads either to a formal dining area, or to a grand living room with site-finished oak floors and many windows showcasing the beauty beyond. It shares a three-way gas fireplace with the cosy dining nook and bay window, and the updated kitchen with quartz countertops and a large walk-through pantry. The pantry connects to the generous garage mudroom and laundry room. The large back deck runs along the length of the house and opens into the primary bedroom suite with walk-in closet, bay window, and 4-piece en-suite. This wing of the house has two more good size bedrooms and another full bathroom. The heated large three-car garage is an appealing feature with almost 1400 square feet of room, plenty of storage, windows, and a separate stair leading to the lower level. Downstairs you'll find a large rec room with updated Berber carpet and a fieldstone floor-to-ceiling wood-burning fireplace, as well as an amazing bar with its own full size fridge and dishwasher- the perfect place to entertain. There is also a spacious office, and another bedroom and bath that would be perfect for guests. Leaving the main house, you'll come to a truly special feature of the property, a large shop which is a mechanics dream. Not only does it have a ten thousand pound hoist and lift, but also radiant in-floor heat, and has its own bathroom, shower and

laundry. Socks not completely knocked off? Attached is a very spacious area that used to be a fully functional butcher shop, complete with a large walk-in cooler. Although this space would be a hunter's delight, it also has many possibilities for studio space, other hobbies, or home based business, with its gleaming tile, industrial sinks, and extensive counters. There is also another 30 x 60 storage building for the toys; to store boats, cars, recreational vehicles or any other equipment. This acreage is one of a kind!