



**GRASSROOTS**  
REALTY GROUP

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80042 210 Avenue W  
Rural Foothills County, Alberta

MLS # A2293409



**\$1,898,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,167 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Insulated, Single Garage Detached, Triple Garage Attached		
<b>Lot Size:</b>	4.67 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Few Trees, Front Yard, Garden, Gazebo, Landscaped, Lawn		

<b>Heating:</b>	Electric, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	18-22-1-W5
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** Pool Table & Accessories, Shuffleboard & Accessories, Gazebo, TV Mounting Brackets, 2 Living Room Speakers, Pool Equipment, 2 Fire Pits, Play Structure, Single Garage

Welcome to an exceptional lifestyle property in the sought-after Red Deer Lake area, just minutes from Spruce Meadows and a short 5 minute drive to the amenities of Calgary. This beautifully maintained ranch-style home offers the perfect balance of peaceful country living and everyday convenience, making it ideal for families, professionals, and anyone seeking space, privacy, and long-term value. Designed for both comfort and functionality, the main level features four spacious bedrooms, including a private primary retreat with a spa-inspired ensuite complete with rain shower and generous walk-in closet. Thoughtful finishes such as hardwood flooring, vaulted ceilings, and quality fixtures create a warm yet refined atmosphere throughout the main living spaces. The bright, open layout connects the upgraded kitchen, dining area, and living room, making it equally suited for entertaining or relaxed daily living. The freshly updated lower level expands your lifestyle possibilities with luxury vinyl plank flooring, a full bathroom, wet bar, games area, hobby room, and extensive storage including a cold room and wine cellar, ideal for entertaining, recreation, or multigenerational flexibility. Outdoors, the property truly shines as a private retreat. Enjoy gorgeous mountain views, a semi-inground gas-heated pool, multiple patios, a gazebo with fire pit, low-maintenance landscaping, and plenty of room for play, gatherings, or quiet evenings under the sky with the Rocky Mountains as your backdrop! Families will appreciate the dedicated play structure and even a covered school bus shelter at the driveway for added convenience. Car enthusiasts, hobbyists, or business owners will recognize the exceptional value of the heated oversized triple garage with epoxy floors and workspace, plus a separate single garage perfect for equipment, storage, or projects. A renovated mudroom with

lockers and direct garage access keeps daily life organized and efficient. Set in a tranquil setting only minutes to groceries, medical services, and daily essentials, this property delivers the rare combination of rural serenity, functional space, and city accessibility. With extensive upgrades already completed and pride of ownership evident throughout, this is more than a home&hellip; it&rsquo;s a lifestyle opportunity in one of the region&rsquo;s most desirable country residential communities.