



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

40250 543 Avenue E
Rural Foothills County, Alberta

MLS # A2299944



\$1,100,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,768 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	2.42 Acres		
Lot Feat:	Cul-De-Sac, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	33-18-29-W4
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, French Door, Kitchen Island, Laminate Counters, No Smoking Home, Storage, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: None

Welcome to your dream acreage in sought-after Foothills County—just 5 minutes southwest of High River—where breathtaking mountain views meet the peace of country living with the convenience of town amenities nearby. Situated on 2.42 acres, this stunning custom-built (2025) bungalow offers over 5 bedrooms, 3 full bathrooms, and a beautifully designed, fully finished layout. From the moment you arrive, the striking Hardie board and stone exterior, large covered front porch, and clean contemporary lines set the tone. Step inside to a bright, welcoming foyer featuring a custom built-in bench and hooks—perfect for everyday functionality. The open-concept main floor showcases gorgeous vinyl plank flooring and a seamless flow between the living, kitchen, and dining spaces. The living room impresses with 11’ ceilings, expansive north-facing windows, and a modern gas fireplace—creating a warm yet sophisticated gathering space. The chef-inspired kitchen is a showstopper, featuring sleek black cabinetry, white countertops and backsplash, and elegant gold accents, along with a large island (with sink and microwave), premium appliances, and a spacious walk-in pantry. The dining area comfortably accommodates large gatherings and is surrounded by west- and north-facing windows, with direct access to the expansive covered deck—private, sheltered, and ideal for year-round enjoyment. The primary retreat offers a peaceful escape with bright east-facing windows, a luxurious ensuite with double vanity, soaker tub, oversized walk-in shower, and an expansive walk-in closet conveniently connected. Thoughtful finishes of tile, wood, and stone elevate the space. The main level also includes a second bedroom (perfect as a home office or den), a full 4-piece bathroom, and a well-designed mudroom and laundry area

with direct access to the oversized double garage. The fully finished lower level features three additional spacious bedrooms, a 4-piece bathroom, large windows for abundant natural light, and a versatile layout ideal for a recreation room, gym, home business, or media space. Ample storage completes the lower level. Outside, the property is ready for your vision—offering endless potential for landscaping, outbuildings, and outdoor living. This home perfectly blends modern design, clean lines, and a neutral palette of white, black, wood, and natural textures, creating a space that feels both elevated and inviting. A rare opportunity to own a newly built home in an unbeatable location—space, style, and lifestyle all in one.