



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

48010 244 Avenue  
Rural Foothills County, Alberta

MLS # A2304655



**\$899,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,469 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, Quad or More Attached, RV Garage		
<b>Lot Size:</b>	2.11 Acres		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, No Neighbours B		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Co-operative
<b>Floors:</b>	Ceramic Tile, Cork, Hardwood, Wood	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed, Stone, Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Sauna, Storage, Vaulted Ceiling(s)		

**Inclusions:** Property sold 'As Is' on closing

Escape to your own private 2-acre retreat in an unbeatable location! This one-of-a-kind heritage-style acreage offers incredible privacy, mature trees, and a collection of unique outbuildings designed for lifestyle and flexibility. From the charming garden house (perfect for a she-shed or guests), to the detached garage, to the standout roundhouse ready for your dream outdoor kitchen and entertaining space—this property is full of character and opportunity. The spacious 2,500 sqft home features multiple inviting living areas including a sunroom and atrium, a well-appointed kitchen with stainless steel appliances, marble counters, and wood cabinetry, plus a true primary retreat with sitting area and wood stove. Step outside to your own backyard oasis complete with sauna, manmade creek, boardwalks, rooftop patio, and western-inspired touches. With ample parking, a heated garage, breezeway, and room to expand—including potential for an additional shop with county approval—this property offers endless possibilities just minutes from Sirocco Golf Course. A rare opportunity to own a truly unique acreage!!