



**GRASSROOTS**  
REALTY GROUP

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242125 8 Street E  
Rural Foothills County, Alberta

MLS # A2310068



**\$1,750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,775 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Electric Gate, Garage Door Opener, Garage Faces Front, Heated Garage, Ov		
<b>Lot Size:</b>	3.56 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot, Landscaped, Lawn, Level, Treed, Views, Yard Ligh		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic System, Septic Tank
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	32-21-29-W4
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Skylight(s), Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	See Schedule "A" in supplement's.		

**LOCATION, LUXURY & LAND!** This beautifully landscaped 3.56-acre property sits just south of Heritage Pointe at the end of 8 St E, only minutes from city amenities, shopping, theatres, the new hospital and more. A gated entrance welcomes you down an impressive driveway lined with decorative brick pillars and chain accents, leading to a circular concrete parking pad with a central flower bed in front of this stunning brick-trimmed home. The grounds are exceptional, featuring wood rail fencing, rock-scaped garden areas, mature trees, flowers, irrigation, a fenced garden, greenhouse and a large deck overlooking it all. Inside, you'll find a grand tiled foyer, soaring ceilings, abundant natural light and large recently installed triple-pane windows throughout. The central kitchen offers granite counters, light cabinetry with pull-outs, stainless steel appliances, a Sub-Zero fridge, steamer pot, glass cabinet accents and indirect lighting. The main floor includes 4 generous bedrooms, each with its own ensuite, including a spacious primary retreat with renovated ensuite, walk-in closet and a spiral staircase leading to the lower-level gym area. The bright dining room flows into the large living room with a fireplace and vaulted ceiling, while the open library overlooks the foyer. The walkout basement offers excellent recreation space, office area, potential living space, 3 additional bedrooms, one bedroom with its own ensuite bathroom, and a pool table included. Car lovers will love the dream garage with epoxy floors, "ceilings, workshop space and room for up to 4 vehicles, including tandem parking. The home is air-conditioned, meticulously maintained and serviced by 3 cisterns providing 3,750 gallons of trucked-in city water, while the well services the flower irrigation system. Full maintenance details are available. A truly rare acreage opportunity just minutes

from the city!