



64240 266 Avenue E  
Rural Foothills County, Alberta

MLS # A2311096



**\$1,450,000**

<b>Division:</b>	DeWinton Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,913 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Gated, Heated Garage, Insulated, Oversized, Triple Garage		
<b>Lot Size:</b>	3.98 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, N		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	25-21-29-W4
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Toaster Oven, Pool Table

Welcome to 64240 266 Avenue E, an impressive fully finished two-storey walkout situated on 3.98 beautifully landscaped acres just outside Calgary. Offering over 4,500 sq. ft. of developed living space, this property combines the privacy and tranquility of acreage living with quick and convenient access to Calgary, schools, shopping, amenities, and major routes. From the moment you enter, the home makes a striking first impression with a grand open-to-above foyer, elegant spiral staircase, beautiful pillars and archways, and a timeless combination of hardwood and tile flooring throughout. The bright main living room is filled with natural light from the abundance of large windows and showcases the impressive open-to-above design, creating a spacious and elegant atmosphere throughout the main level. The thoughtfully designed main floor features a formal dining area, private office, spacious two-piece bathroom, large main floor laundry room, breakfast nook, and a warm and inviting family room complete with tile flooring, a gas fireplace, and beautiful custom built-in shelving. The kitchen is beautifully finished with granite countertops, stainless steel appliances, a gas range, generous cabinetry, and excellent flow into both the dining and living areas. The breakfast nook includes doors leading out to the private deck overlooking the beautifully landscaped yard, creating an ideal space for entertaining or enjoying the peaceful surroundings. The upper level is complete with four bedrooms, including a spacious primary retreat featuring its own five-piece ensuite with jetted tub. A large six-piece bathroom completes the upper level and provides excellent functionality for family and guests. The fully finished walkout basement offers exceptional additional living space and comfort with in-floor heating throughout. This level features a wet bar, large recreation room,

spacious bonus area, gym, built-in entertainment section with shelving, large electrical/mechanical room, and a three-piece bathroom complete with steam shower. The walkout opens directly onto a professionally landscaped outdoor living space featuring a beautiful stone patio, stone retaining walls, mature shrubs, and carefully designed landscaping that provides both privacy and beauty. The exterior of the property is equally impressive. A paved asphalt driveway provides parking for more than six vehicles and leads to the oversized triple attached garage featuring heated floors and a professionally finished epoxy-style floor coating. Mature trees, stone pillars, retaining walls, shrubs, and beautifully maintained landscaping create a truly private setting. The stucco exterior adds timeless curb appeal and enhances the estate-like feel of the home. A rare opportunity to own a beautifully maintained acreage property offering substantial living space, exceptional landscaping, a fully finished walkout basement, and peaceful acreage living just minutes from Calgary.