



**242016 White Post Lane W
Rural Foothills County, Alberta**

MLS # A2311535



\$1,399,900

Division:	White Post Lane Est		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,262 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	2.08 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many T		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-21-2-W5
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Bookcases, Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Storage		

Inclusions: Shelving

**** OPEN HOUSE - SUNDAY, MAY 24 - 12-2PM**** Set in a PRIME LOCATION just minutes south of Calgary and close to excellent schools, this exceptional family home offers space, privacy, and a lifestyle that's increasingly hard to find. With over 4,550 sq. ft. of fully developed living space, it's ideal for large or growing families, multi-generational living, and entertaining. The home features six spacious bedrooms, including a huge primary suite with patio doors opening to a large west-facing balcony—perfect for evening sunsets. Two fireplaces, one wood-burning and one natural gas, add warmth and character throughout. At the heart of the home is a spectacular 525 sq. ft. SUNKEN GREAT ROOM with rich wood accents, plush carpeting, and a COZY FIREPLACE. With direct access to the back patio, this impressive space is perfect for family gatherings and indoor-outdoor entertaining. Although part of the main floor, the sunken design means it is not included in the upstairs square footage. The updated kitchen offers GRANITE countertops, BEAUTIFUL CERAMIC tile flooring, and updated appliances, ideal for everything from large gatherings to everyday family meals. Hardwood, ceramic tile, and carpet provide both comfort and durability throughout. The developed basement includes a summer kitchen and a massive sixth bedroom that could also serve as a games room, gym, or rumpus room—perfect for guests or extended family. Outside, the acreage setting truly shines. A large level grassed area offers room for a private soccer pitch or multi-sport play, while the wooded eastern portion provides added privacy and a natural backdrop. Custom iron fencing and lighting enhance the property, and wildlife including deer, moose, and numerous bird species are frequent visitors. Additional highlights include an under-drive double garage, paved road

access, and a quiet private setting with convenient access to Calgary and nearby amenities. This is a rare opportunity to enjoy acreage living without compromising space, comfort, or convenience.