



16253 262 Avenue E
Rural Foothills County, Alberta

MLS # A2313367



\$1,399,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,076 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking, Triple Garage De		
Lot Size:	5.02 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Cleared, Close to Clubhou		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	28-21-29-W4
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Stock Water		

Beautifully maintained acreage offering the perfect blend of comfort, functionality, and country living on 5.02 fully fenced acres. This stunning home offers 4 bedrooms and 3.5 baths, featuring an open-concept kitchen with oversized windows that flood the home with natural light. The main floor boasts a spacious living room with vaulted ceilings and a cozy wood-burning fireplace that flows into the bright family room and a dedicated home office with a convenient half bath if you work from home. With a separate laundry room in on the main and a relaxing sunroom with hot tub access. Upstairs you'll find 3 generous bedrooms, including a spacious primary retreat complete with a walk-in closet, private ensuite, and walkout patio to enjoy the beautiful views. Two additional bedrooms and a full bath complete the upper level. The fully finished basement features a separate entrance, an additional bedroom, a full bath with an oversized tiled double walk-in shower, a cold room perfect for canning and an extra storage room for additional storage space. The basement is ideal for guests, extended family, or other opportunities. The home also includes a new furnace and air conditioning for year-round comfort. Outside, this exceptional property continues to impress with an attached double-car garage, detached triple-car garage, and a large shop perfect for equipment, hobbies, additional storage, or easily converted into a barn with stalls. Horse lovers will appreciate the fenced pasture complete with an automatic waterer, while RV owners will love the ample parking space and RV hookup. The immaculate yard is surrounded by mature trees and features a productive garden, fruit trees, and a charming raspberry patch, creating a peaceful and private retreat. Conveniently located only 5 minutes from Seton Hospital, numerous golf courses, and within walking distance to schools

and the recreation centre, this property offers the perfect balance of rural tranquility and city convenience.