



118018 380 Avenue E  
Rural Foothills County, Alberta

MLS # A2316304



**\$1,074,900**

<b>Division:</b>	Gladys Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,247 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Private, Vie		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	Mound Septic, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	21-20-28-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases		

**Inclusions:** Refrigerator (2), garage door opener with 2 remotes, shelf in entry (2), coat hooks in entry, shelving in kitchen nook, all bathroom mirrors, TV wall mount, bar shelves, basement family room shelving unit, reverse osmosis water system, firewood and wood storage shelter, bar fridge (as is), sink assembly in bar, fire pit, chicken coop, garage shelving and work bench.

Rarely do acreages like this come to market. Nestled on 4 private acres and surrounded by towering trees and mature landscaping, this exceptional property offers the peace and privacy that so many buyers are searching for. A scenic pond attracts a variety of birds, creating a tranquil setting that feels miles away from the hustle and bustle of everyday life. Close the front gate and enjoy the freedom of knowing the entire property is securely fenced, allowing children and pets to explore safely. Step inside and discover a home designed for acreage living. The massive mudroom is a welcome feature, providing plenty of space for outdoor gear, boots, coats, and the constant coming and going of family and guests. The heart of the home is the impressive kitchen, thoughtfully designed for grand meals and memorable gatherings. The chef in the family will appreciate the double refrigerator, state of the art oven, and stunning new hood fan that serves as both a functional feature and a beautiful focal point. Large windows throughout the dining area frame picturesque views in every direction, while the wood stove adds warmth and charm. The inviting living room is the perfect place to relax with a good book and enjoy the quiet surroundings. Tucked away from the main living area is a remarkable bonus space that is sure to impress. Complete with in-floor heat, a wood burning fireplace, and a custom bar, this massive recreation room offers endless possibilities. Create an indoor pickleball court, home gym, media room, games area, art studio, or the ultimate entertaining space. There is room for all of it and more. The primary retreat offers a peaceful escape with a lovely ensuite featuring a deep soaker tub. A second main floor bedroom works beautifully as a nursery, guest room, or home office. The lower level delivers everything buyers hope for in a large bungalow. Generously

sized rooms throughout include two spacious bedrooms sharing a full bathroom, a separate guest bathroom, and a versatile flex area ideal for crafts, studying, or hobbies. Outside, the incredible outdoor living spaces truly shine. Expansive decks provide plenty of room for outdoor fun, relaxing, and enjoying the surrounding beauty. The oversized double attached garage is heated, wired with 220 power, and offers abundant storage. Be sure to leave yourself time to wander the grounds, gather around the fire pit with family and friends, and imagine collecting fresh eggs from your own chicken coop. Numerous significant updates have already been completed, including a new 7 GPM well, upgraded septic tanks and mound system, front vinyl siding, boiler, hot water on demand, and eavestroughs, providing peace of mind for years to come. If you have been watching the acreage market, you already know opportunities like this are becoming increasingly rare. This is a property that must be experienced in person to truly appreciate everything it has to offer.