



80021 210 Avenue W
Rural Foothills County, Alberta

MLS # A2318152



\$1,700,000

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|------------------|--|---------------|-------------------|
| Division: | Red Deer Lake | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 3,218 sq.ft. | Age: | 1996 (30 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached, Triple Garage Attached | | |
| Lot Size: | 2.40 Acres | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|------------------------|-------------------|--------------|
| Heating: | Central, Natural Gas | Water: | Well |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Septic Field |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 7-22-1-W5 |
| Exterior: | See Remarks | Zoning: | CR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Black Fridge in Mudroom

Imagine waking up to the soft silhouette of the Rocky Mountains framed perfectly through your primary suite windows. As you move through your morning, the golden light spills across a grand curved staircase, leading you through this beautifully designed home featuring four spacious bedrooms and three and a half bathrooms. The property boasts 4,700 square feet of total developed living space, seamlessly guiding you toward a kitchen that is a true culinary masterpiece. Here, the premium selection of Jenn-Air and Wolf appliances invites you to prepare a gourmet breakfast on the six-burner gas cooktop, while the built-in beverage fridge in the expansive granite island keeps everything you need at your fingertips. This is more than just a home; it is a sanctuary situated on 2.4 acres of land. The tree-lined paved driveway sets a tone of privacy and prestige from the moment you arrive. Whether you are spending a quiet afternoon by the pond, watching the children play in their custom playhouse, or gathering fresh blooms from the vibrant, cut flower garden—complete with a dedicated hydrant for effortless watering—the outdoor spaces offer a seamless extension of the interior’s elegance. Beyond the main residence, discover the versatility of a 624-square-foot separate shop in addition to the attached three-car garage. For the entertainer, the fully developed lower level of your expansive living space features a sophisticated wet bar, perfect for hosting friends after a day on the links at the nearby Sirocco Golf Club. While the atmosphere is one of serene seclusion, the conveniences of modern life are remarkably close. Spend your Saturday mornings exploring the artisan delights of Granary Road, just two minutes from your doorstep, or take a quick five-minute drive to the world-class equestrian grounds at Spruce Meadows. The daily routine is effortless with

Red Deer Lake School and Sobeys also only five minutes away, while major amenities like Costco are reached in a brief ten-minute drive. Evenings are best spent on the front or rear porch, enjoying the quiet stillness of the Foothills, or retreating inside to the comfort of full air conditioning on those warm summer nights. From the vaulted ceilings of the living room to the upscale finishes of the bathrooms, every detail of 80021 210 Ave W has been curated for a lifestyle of ease, luxury, and lasting memories.