



53 Norris Coulee Trail
Rural Foothills County, Alberta

MLS # A2320443

\$1,475,000



Division:	Norris Coulee		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,875 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Gated, Heated Garage, Insulated, Outside, Oversized, Triple Garage		
Lot Size:	4.45 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, No		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	27-21-29-W4
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: Sauna , All home theatre components, lower dishwasher , lower fridge. lower microwave, wine fridge(as-Is)

Welcome to the coveted Norris Coulee Estates - offering country living just minutes from the city! This fully finished bungalow is located on a delightful 4.45 acre property with a stunning landscape design with outdoor living in mind. Sheltered with tree placement to give privacy where needed and still provide open spaces to play. A privacy gate greets you at the entry to paved driveway ~ the oversized (26x40) triple heated garage greets you at the main entrance. The spacious front entrance welcomes you to the main level which features beautiful hardwood floors throughout, and large windows allowing for plenty of natural light. The open concept main floor includes a living room with 3 sided gas fireplace, a chefs kitchen, and a spacious dining area. The kitchen features stainless steel appliances, a walk through pantry to the mudroom/laundry, a center island with breakfast bar... such a great great place for entertaining! The spacious primary bedroom offers plenty of room for large furniture, a cozy gas fireplace, and a stunning 5pc ensuite with walk-in closet. The main level also includes 2 more bedrooms and a 4pc bath. Downstairs to the lower level, you will love the fully developed space complete with engineered hardwood. The large family room with in-ceiling speakers, another 3 sided fireplace, flex/workout space, summer kitchen, AMAZING home theatre room with 5 zone lighting, rumble recliner seating, surround sound , and fully sound proofed-A MUST SEE!! The spa like 3 piece bathroom 3pc with SAUNA, 2 more generous sized bedrooms (each with their own walk in closet) are a few more things you will love about this lower level. A convenient walk up entrance to the basement makes this space perfect for older kids, or multigenerational living. Once you fall in love with the inside of the home... be prepared to become obsessed with the yard. The large

deck off the dining nook is perfect for catching the sunsets and includes dual gas lines (BBQ and fire table)... Step down to the spacious patio or head over to the firepit area enclosed in trees! This yard is a gardeners delight , be sure to make time to meander the grounds and enjoy the privacy and quiet retreat this estate acreage has to offer. Other features include Dry Core Sub Floor downstairs, Hunter Douglas Window Coverings, Central Vac, Irrigation, AC, Water Softener, updated 4 zone High Efficiency Furnace, composite Decking in 2020, Fully Fenced (Paige Wire Fencing), Phantom Screen Doors, Commercial Automated Gate and more! Walking distance to two K-9 Schools and an Indoor Skating Rink... equal driving distance to Calgary and Okotoks! This is a home you won't want to miss! Make this dream home in a dream location yours.