



GRASSROOTS
REALTY GROUP

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85052 169 Avenue W
Rural Foothills County, Alberta

MLS # A2320726



\$1,990,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,212 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Quad or More Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-22-2-W5
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Open house Sunday June 21st 1-4PM, Welcome to this beautifully appointed acreage home in the highly sought-after community of Foothills County. Situated on a desirable corner lot with stunning mountain views, this exceptional property offers over 4,000 sq. ft. of developed living space designed for comfortable family living and entertaining. The main floor showcases a bright, open-concept layout highlighted by a spectacular open-to-above living room with soaring ceilings and expansive Low-E windows with durable powder-coated frames, filling the home with natural light while capturing breathtaking views of the surrounding landscape. The spacious kitchen, dining areas, family room, and dedicated home office provide both functionality and elegance. Upstairs, the luxurious primary retreat features a spa-inspired ensuite and walk-in closet, complemented by two additional bedrooms and a full bathroom. The fully developed basement offers a large recreation room, family room, two additional bedrooms, and a full bathroom, providing plenty of space for family and guests. This well-appointed home is equipped with dual air-conditioning systems for enhanced year-round comfort, as well as a premium Kineticco water softener and purified water system. The property also features a remote-controlled entrance gate, offering both convenience and security. Step outside to enjoy peaceful country living from the expansive deck and beautifully landscaped grounds. The fully fenced corner lot is enhanced by dozens of mature trees of various species, creating exceptional privacy and a picturesque natural setting. Car enthusiasts, hobbyists, and growing families will appreciate the oversized 4-car attached garage with ample room for vehicles, equipment, and storage. Ideally located with quick access to Highway 22X, this property located just 200M away to the 85 ST and is just a 10 km

drive to the buffalo run costco , offering the perfect balance of rural tranquility and urban convenience. This is a rare opportunity to experience the very best of Foothills County living.