



GRASSROOTS
REALTY GROUP

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80107 Highwood Meadows Drive E
Rural Foothills County, Alberta

MLS # A2328103



\$1,275,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,023 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Parking Pad		
Lot Size:	2.01 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Many Trees, Private, Rectangular Lot, See		

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	6-21-28-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Two sheds, green house, tent, John Deer, Snow Blower, fridge and microwave in basement, most artwork, decor and furniture (ask agent what is included if interested)

OPEN HOUSE July 11 & 12 | 2:00–4:00 PM Welcome to your own private retreat, where the peace of country living meets the comfort of a thoughtfully renovated home. Set on two fully fenced acres on a quiet, family-friendly street, this exceptional walkout bungalow offers over 3,300 sq ft of developed living space. There were originally over 900 trees and 1,500 shrubs planted and the property was designed as a private, park-like setting. Over the years, the current owners have thoughtfully restored the landscape, selectively clearing overgrown areas while preserving its mature beauty and privacy. Enjoy your morning coffee on the covered front porch or unwind on the covered back deck while listening to the rain and overlooking your own peaceful backyard. The interior has been extensively renovated from top to bottom. Vaulted ceilings and expansive windows fill the home with natural light and beautiful backyard views, while engineered hardwood flows throughout most of the main level and down the staircase. The beautifully renovated kitchen opens to the living and dining areas, perfect for everyday living and entertaining. The primary retreat features a beautifully renovated spa-inspired 5-piece ensuite and an impressive walk-through dressing room, created from the original third bedroom. A second bedroom and renovated 4-piece bathroom complete the main floor. The walkout basement offers a dream laundry room with extensive cabinetry, farmhouse sink and generous folding space. Beyond the charming barn doors you'll find a convenient kitchenette, ideal for multi-generational living or guests. A striking two-sided fireplace separates the family room from a gorgeous home office featuring custom built-ins and patio doors leading directly to the backyard. A spacious third bedroom with a walk-in closet and another full bathroom

complete the lower level. The attached garage has been professionally reconfigured into an incredible mudroom and coffee bar, with all required permits obtained, while the remaining space has been transformed into a heated and air-conditioned flex room with its own private entrance, currently used as a photography studio. It's ideal for a home-based business, gym, workshop, hobby room or could easily be converted back into an oversized single garage. Dreaming of a shop? There is a transferable development permit for a 30' x 36' shop with an extension to build until May 20, 2027. Additional features include central air conditioning, reverse osmosis water filtration, water softener, professionally replaced Poly-B plumbing, asphalt driveway, approximately 6 GPM well (last tested), and a fully fenced, gated yard perfect for families, children and dog lovers. As an added bonus, most of the furniture, artwork and décor can be included, making this a truly turnkey opportunity. Best of all, you're just a short walk to The Saskatoon Farm for weekend brunch, fresh baking & local shopping.