



GRASSROOTS
REALTY GROUP

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200, 242070 24 Street E
Rural Foothills County, Alberta

MLS # A2328672



\$1,575,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,523 sq.ft.	Age:	1991 (35 yrs old)
Beds:	8	Baths:	4 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Garage Faces Front, Heated G		
Lot Size:	4.44 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Oth		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete, Preserved Wood
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers

Water:	Well
Sewer:	Septic Field, Septic Tank
Condo Fee:	-
LLD:	33-21-29-W4
Zoning:	CR
Utilities:	-

Inclusions: Negotiable

Where acreage living meets modern convenience. Set on just over 4 acres in desirable De Winton, this exceptional property delivers privacy, space, and flexibility only 7 minutes from Calgary's city limits. Designed with multigenerational living in mind, the home offers 8 bedrooms, 4.5 bathrooms, and a fully renovated 3-bedroom illegal basement suite, creating options for extended family, guests, or your next chapter, whatever that looks like. A large front porch sets the tone as you step into a foyer built to welcome a crowd. The main living room is filled with natural light from windows on either side, and French doors open into the dining room, where a cozy fireplace, expansive windows, and beautiful views make every meal feel special. The kitchen is centred around a large island with a gas cooktop, making it the true heart of the home. Tucked down the hall sits the laundry room with a new washer and a private two-piece bathroom. The main floor layout offers a natural separation between living and sleeping spaces, with all the bedrooms in their own private wing. Here you will find two generous bedrooms, a full bathroom, and the primary retreat, complete with a walk-in closet and a spa-inspired five-piece ensuite with a soaker tub. The primary suite also opens onto its own private deck with new fencing, an ideal spot for morning coffee in peace. Upstairs, two more sizeable bedrooms and a well-appointed three-piece bathroom offer a ready-made setup for kids, guests, or a home office. The fully renovated illegal basement suite has its own private entrance and feels nothing like a typical basement. A bright, cozy living room flows into a full kitchen with all new appliances. The suite's primary bedroom sits behind elegant glass French doors with a large window that fills the space with light. Two additional oversized bedrooms, an updated full bathroom, laundry, storage,

and a utility room complete the level. Extensively updated throughout, this home offers rare peace of mind: new windows throughout, fresh paint, new carpet on the main and upper levels, updated blinds, a new septic tank and field, central air conditioning, new HVAC and ductwork, radon mitigation, updated electrical wiring, additional water filtration, and a gas line for a future BBQ. Outside, the oversized 29' x 29' detached double garage includes built-in workbenches and shelving, with room to spare for vehicles, hobbies, and storage. The grounds feature a charming garden framed by rustic wattle-style fencing, edible bushes, mature landscaping, and over four acres to enjoy the very best of acreage living. Rarely does a property combine this level of updating, flexibility, and location so close to Calgary. Whether you're bringing generations together or simply looking for room to grow, this is a home that adapts to every stage of life.