



GRASSROOTS
REALTY GROUP

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112173 2253 Drive E
Rural Foothills County, Alberta

MLS # A2329352



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,386 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	3.58 Acres		
Lot Feat:	Back Yard, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-21-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	TV Wall Mount Living Room, TV Wall Mount Basement, 10 x 12 Medal Gazebo, Security System		

Escape to the perfect blend of peaceful country living and city convenience on this beautifully maintained acreage, located just 15 minutes from Calgary in the welcoming community of Davisburg. This bright and inviting bungalow features an east-facing front door, allowing you to enjoy stunning sunrises each morning. With windows on all four sides, the home is filled with natural light while offering picturesque views and exceptional privacy, surrounded by mature trees. The fully developed bungalow showcases beautiful solid oak doors and trim throughout and offers plenty of space for the whole family, including a spacious family room, office, and comfortable living areas ready to enjoy. For hobbyists, mechanics, or anyone needing exceptional workspace, this property is a rare find! It includes an impressive 48'7" x 39'0" metal shop, plus an oversized 27'3" x 23'4" detached garage—providing endless possibilities for projects, storage, or your recreational vehicles. Families will appreciate the outstanding location with nearby school bus pickup, easy access to schools via Highway 552, and the wonderful Davisburg Community Hall, offering year-round activities and events. Experience the best of both worlds—tranquil acreage living with quick access to Calgary. Be sure to view the photos and book your private showing today!