



GRASSROOTS
REALTY GROUP

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76, 16044 258 Avenue E
Rural Foothills County, Alberta

MLS # A2333998



\$1,399,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,929 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Carport, Double Garage Attached, Double Garage Detached, Driveway, Gara		
Lot Size:	4.40 Acres		
Lot Feat:	Cul-De-Sac, Dog Run Fenced In, Garden, Gentle Sloping, Low Maintenance L		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	33-21-29-W4
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Quartz Counters, See Remarks, Storage, Tankless Hot Water, Vaulted Ceiling(s)		
Inclusions:	N/A		

Sometimes the perfect property comes along... and when it does, you don't wait. This is one of those rare opportunities! Welcome to this exceptional fully developed 2-storey walkout on 4.4 beautifully landscaped acres just outside the city limits off Dunbow Road. Offering over 2,870 sq. ft. of developed living space, this property combines privacy, convenience, and the ultimate acreage lifestyle. Access the property through the automatic security gate and paved driveway to a meticulously maintained home featuring 3 bedrooms, 4 bathrooms, an attached double garage, and a fully finished walkout basement. The main floor showcases vaulted ceilings, luxury vinyl flooring, and a beautifully appointed kitchen with granite countertops, large centre island, corner pantry, gas range, brand-new refrigerator and dishwasher (2025), and reverse osmosis water system servicing both the kitchen sink and refrigerator. The bright breakfast nook opens onto a maintenance-free Duradek deck with glass railings and gas BBQ hookup. Perfect for entertaining, the spacious dining area flows into the inviting living room, highlighted by a stunning floor-to-ceiling stone two-way gas fireplace. A convenient 2-piece bath and oversized laundry room complete the main level. Upstairs, the spacious primary retreat features an ensuite with heated tile floors, dual vanities, and a tiled walk-in shower with glass door and built-in bench. Two additional bedrooms, a 4-piece bathroom, and an open-to-below hallway complete the upper level. The fully finished walkout basement offers in-floor slab heating, a large recreation/family room, 3-piece bathroom, and an existing egress window, making it easy to add a fourth bedroom if desired. Step outside to enjoy a private backyard oasis with a firepit, playset, mature trees, landscaped lawn, and natural green space. Extensive recent upgrades include

approx. \$45,000 for high-efficiency triple-pane windows with a transferable 30-year warranty (2025), plus a high-efficiency furnace and tankless on-demand hot water system installed (2022). The property is fully equipped for acreage living with a 50' x 100' fenced garden protected by 8-foot wildlife fencing, greenhouse, a HEATED 570 sq. ft. detached shop with garage door, man door, running water, and attached carport. Additional features include RV parking, pull-through RV turnaround, dog run, and ample parking for vehicles, trailers, and toys. Enjoy views of the mountains and downtown Calgary while being just minutes to Okotoks one way or Seton the other way. The South Health Campus, shopping, entertainment, and worlds largest YMCA are right there! The Scott Seaman Sports Rink is nearby and there is school bus service to St. Francis of Assisi Academy (K-9). Properties offering this combination of location, upgrades, privacy, and functionality rarely come available. Call your favorite Realtor to book your private showing today and experience everything this exceptional acreage has to offer!