



**GRASSROOTS**  
REALTY GROUP

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242125 8 Street E  
Rural Foothills County, Alberta

MLS # A2335368



**\$1,699,900**

|           |                                                                             |        |                   |
|-----------|-----------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                        |        |                   |
| Type:     | Residential/House                                                           |        |                   |
| Style:    | Acreage with Residence, Bungalow                                            |        |                   |
| Size:     | 3,775 sq.ft.                                                                | Age:   | 1989 (37 yrs old) |
| Beds:     | 7                                                                           | Baths: | 5                 |
| Garage:   | Electric Gate, Heated Garage, Insulated, Paved, Quad or More Attached, Trip |        |                   |
| Lot Size: | 3.56 Acres                                                                  |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P   |        |                   |

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Clay Tile

**Basement:** Full

**Exterior:** Brick, Wood Frame

**Foundation:** Poured Concrete

**Water:** Cistern, Drinking Water, Well

**Sewer:** Septic Field, Septic Tank

**Condo Fee:** -

**LLD:** 32-21-29-W4

**Zoning:** CR

**Utilities:** -

**Features:** Bar, Bidet, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** See Supplements for detailed List of Included chattel's.

**LOCATION, LUXURY & LAND!** This beautifully landscaped 3.56-acre property sits just south of Heritage Pointe at the end of 8 St E, only minutes from city amenities, shopping, theatres, the new hospital and more. A gated entrance welcomes you down an impressive driveway lined with decorative brick pillars and chain accents, leading to a circular concrete parking pad with a central flower bed in front of this stunning brick-trimmed home. The grounds are exceptional, featuring wood rail fencing, rock-scaped garden areas, mature trees, flowers, irrigation, a fenced garden, greenhouse and a large deck overlooking it all. Inside, you'll find a grand tiled foyer, soaring ceilings, abundant natural light and large recently installed triple-pane windows throughout. The central kitchen offers granite counters, light cabinetry with pull-outs, stainless steel appliances, a Sub-Zero fridge, steamer pot, glass cabinet accents and indirect lighting. The main floor includes 4 generous bedrooms, each with its own ensuite, including a spacious primary retreat with renovated ensuite, walk-in closet and a spiral staircase leading to the lower-level gym area. The bright dining room flows into the large living room with a fireplace and vaulted ceiling, while the open library overlooks the foyer. The walkout basement offers excellent recreation space, office area, potential living space, 3 additional bedrooms, one bedroom with its own ensuite bathroom, and a pool table included. Car lovers will love the dream garage with epoxy floors, 12' ceilings, workshop space and room for up to 4 vehicles, including tandem parking. The home is air-conditioned, meticulously maintained and serviced by 3 cisterns providing 3,750 gallons of trucked-in city water, while the well services the flower irrigation system. Full maintenance details are available. A truly rare acreage opportunity just minutes

from the city!