



GRASSROOTS
REALTY GROUP

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286027 11 Street W
Rural Foothills County, Alberta

MLS # A2338284



\$1,799,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,957 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Electric Gate, Paved, Secured, Triple Garage Attached		
Lot Size:	6.99 Acres		
Lot Feat:	Pasture, Private, Rock Outcropping, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	24-21-1-W5
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Jetted Tub, Vaulted Ceiling(s), Wet Bar, Wood Windows		

Inclusions: 3 Ritchie livestock waterers, 3 horse shelters, 1 hay shed

Perched on a treed hillside across 6.99 acres, this stunning East-facing estate bungalow is sure to impress. The main floor boasts vaulted ceilings, beautifully refinished hardwood floors, and spectacular views from every room. A spacious living and dining area centres around a cozy gas fireplace while overlooking the peaceful pasture. The kitchen features granite countertops, a large island with a breakfast bar, stainless steel appliances, and a bright breakfast nook with patio doors leading to a low-maintenance balcony. The primary retreat offers a private balcony, a walk-in closet with custom built-ins, and an updated ensuite equipped with dual vanities, a jetted tub, and a separate shower. A main-floor laundry room, a second full bathroom, and a convenient powder room complete this level. Downstairs, the bright walkout basement includes two large bedrooms, a full bathroom, a dedicated office space, and a massive recreation room complete with a wet bar and ample space for a pool table. Outside, natural glacial erratics add unique character to the landscape. Car and hobby enthusiasts will love the attached oversized triple-car garage with stair access to the basement, and the custom insulated 39'x31' barn, which features two box stalls, two tie stalls, a heated tack room and washroom. Separate garage door for easy parking of a ride on lawnmower or recreation vehicle. Solar powered gated entrance, fenced and treed paved driveway with a roundabout island welcomes you home to this exceptional property, located 9 min from Strathcona-Tweedsmuir School and just 10 minutes South of Calgary.