



GRASSROOTS
REALTY GROUP

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600, 262085 32 Street E
Rural Foothills County, Alberta

MLS # A2345856



\$2,000,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow with Loft		
Size:	2,250 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Gated, Gravel Driveway, Heat		
Lot Size:	4.42 Acres		
Lot Feat:	Front Yard, Landscaped, Rectangular Lot, Treed		

Heating: In Floor, Forced Air

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Pantry

Water: Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 28-21-29-W4

Zoning: CR

Utilities: -

Inclusions: Kubota Tractor, John Deere Lawn Mower, vehicle lift in shop, Audio Equipment in mechanical room, alarm systems, TV Mounts, Central Vac Attachments, Dishwasher in Mezzanine,

Welcome to your new home! Located less than 10 minutes from Calgary, this acreage offers the best of both worlds—space, privacy and country living with the city close by. As you drive through the gate and get that first glimpse of this truly beautiful home, you will fall in love with the possibilities. This property is exceptionally well set up for a family with multiple hobbies, toys and interests. The home alone offers more than 2,000 square feet of developed living space, and when you add the impressive 36' x 64' shop with mezzanine, enclosed gazebo and beautiful 4.4 acres, there truly is something here for everyone. Step inside to a grand foyer and welcoming living room with a vaulted ceiling and floor to ceiling windows offering incredible views of your private yard. Hardwood flooring runs throughout the main floor, offering both warmth and practicality. The kitchen and dining area are designed with entertaining in mind, featuring a central island, oversized cabinets and loads of counterspace. The walk-in pantry offers plenty of storage. Whether you're hosting a crowd or simply feeding a busy household, the space works beautifully. The primary bedroom is conveniently located on the main floor and features plenty of natural light, a walk-in closet with custom cabinetry and an ensuite with shower and newly added a step-in tub. The private balcony overlooks the trees to the west. Down the hall, you'll find additional storage, a half bath and access to the heated double garage. Upstairs offers two additional bedrooms connected by a unique Jack-and-Jill bathroom. Each bedroom has its own sink and toilet, while the shower is shared—making busy mornings just a little easier. Downstairs, the massive theatre or recreation room is ready to become whatever suits your lifestyle. There is also an extra-large bedroom that could easily be repurposed as a bright

and spacious home office. Outside, the mature trees and thoughtful landscaping create a private, peaceful setting. The walkout leads to a secluded stone patio that is already set up for a future hot tub. The trees provide enough screening that you can enjoy your privacy while still having neighbours close enough to share a meal. The "gazebo" offers a place to gather or sit by the fire. The "outhouse" is actually for wood storage. Then there is the shop. Immaculate and incredibly well designed, this space is ready for just about anything you can imagine. The concrete pad is thick enough to accommodate vehicle lifts wherever needed and every corner has been thoughtfully planned for maximum use. Upstairs, the mezzanine/kitchen is ideal for relaxing or entertaining. There is even a four-piece bathroom. There is parking for just about as many vehicles as you can collect, along with enough storage to keep them out of sight when your partner decides they have seen enough of them! With space, privacy, an incredible shop and a thoughtfully designed home, this property checks a lot of boxes. Call your favourite agent!