

# **\$1,449,000 - 352270 242 Avenue W, Rural Foothills County**

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MLS® #A2187443

**\$1,449,000**

5 Bedroom, 4.00 Bathroom, 4,792 sqft  
Residential on 11.90 Acres

NONE, Rural Foothills County, Alberta

Enjoy living in the foothills of the world-class Rocky Mountains surrounded by NATURE ~ rolling hills, trees, wildlife and STUNNING VIEWS! This large two-story home with nearly 4,800 sq/ft of above grade living space + 1500 sq/ft developed walk-out- basement living + large deck, front patio and covered front porch has been recently & thoroughly RENOVATED and UPGRADED. With superb curb appeal, the exterior has also been fully upgraded ~ NEW WINDOWS & DOORS, HARDIE BOARD, and NEW SOFFIT, FASCIA & EAVES. The Main Entrance of this home greets you with a functional sitting area & MAGNIFICANT GRAND DOUBLE STAIRCASE that climbs up to the 2nd level. The large windows throughout flood the home with NATURAL LIGHT. This beautiful 5-bedroom home was designed with an abundance of space for LUXURIOUS, COMFORTABLE LIVING and includes an EXTRA-LARGE KITCHEN, 3 FIREPLACES, a Family Room off the kitchen + FORMAL Living and Dining Rooms, 3 FULL BATHROOMS with rough-in for a 4th in the lower level, OFFICE/GAMES ROOM with MURPHY BED, and a convenient MAIN FLOOR BEDROOM and Bathroom that could be used for live-in child care or extended family. The second-floor hosts 4 bedrooms, and two RECENTLY RENOVATED BATHROOMS ~ the Main Bathroom has a double vanity and an



above-average 6â€™™ long bathtub. The Primary Ensuite Bathroom also has a double vanity and a 46â€• x 58â€• shower. With plenty of space for a workshop, gym or art studio, the walk-out basement also has a large open Family Room with beautiful Pella patio doors that open to the back yard patio. Enjoy the luxury of fresh air-dining in the fully protected SUN ROOM which sits off the back of the house or in the Gazebo in the front yard. With a FANTASTIC LOCATION, this quiet, private 11.9-acre treed property with trails and a creek running through it, sits on a cul-de-sac ~ a GREAT FAMILY HOME to make memories to last a lifetime!

Built in 1980

### Essential Information

MLS® #	A2187443
Price	\$1,449,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,792
Acres	11.90
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	352270 242 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Available
Parking Spaces	5
Parking	Double Garage Attached, Aggregate, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s), Ceiling Fan(s), French Door, Vinyl Windows, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Wired for Data
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Oven-Built-In, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Den, Family Room, Master Bedroom, Raised Hearth, Stone, Oak, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard, Fire Pit
Lot Description	Gazebo, Creek/River/Stream/Pond, Gentle Sloping, Private, Rectangular Lot, Secluded, Treed
Roof	Asphalt Shingle
Construction	Cedar, Composite Siding, Stone
Foundation	Wood

## Additional Information

Date Listed	February 15th, 2025
Days on Market	81
Zoning	CR

## Listing Details

Listing Office	Sotheby's International Realty Canada
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