

# **\$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          | Acreage with Residence, 2 Storey |
| 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        | Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2  |

## Interior

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

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 15th, 2025 |
| Days on Market | 94                  |
| Zoning         | CR                  |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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