

**113127 450 Avenue E**  
**Rural Foothills County, Alberta**

**MLS # A2309154**



**\$1,495,000**

<b>Division:</b>	Alder Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,038 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Insulated, Oversized, Tandem, Triple Garage Attached		
<b>Lot Size:</b>	25.76 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Man		

<b>Heating:</b>	In Floor, See Remarks	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-19-28-W4
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stucco	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Experience exceptional country living just 15 minutes south of Calgary with this ENERGY EFFICIENT two story WALKOUT home situated on 26 picturesque acres with stunning SOUTHWEST MOUNTAIN VIEWS. Offering an impressive almost 5000 sq. ft. of developed living space, this thoughtfully designed property combines luxury, comfort, and superior construction quality in an extraordinary rural setting. Designed with both everyday living and entertaining in mind, the home features an OPEN CONCEPT floor plan with soaring VAULTED CEILINGS in the living and dining rooms, creating a bright and spacious atmosphere. The expansive kitchen offers abundant counter space, extensive cabinetry, and excellent functionality for family living or hosting guests. The inviting family room opens onto the southwest-facing deck where you can enjoy panoramic mountain views and breathtaking sunsets. The main floor also includes a private den, convenient laundry room, and excellent flow throughout. Upstairs you’ll find THREE BEDROOMS PLUS A BONUS ROOM, including the luxurious primary retreat complete with a huge walk-in closet and spa-inspired SIX-PIECE ENSUITE. The fully developed WALKOUT LEVEL adds incredible versatility with a large games room, media/theatre room. Perfect for extended family or multi-generational living, the home includes TWO REFRIGERATORS, TWO STOVES, AND TWO DISHWASHERS. The lower theatre room is pre-wired for surround sound and specially insulated for sound control. Built with INSULATED CONCRETE FORMS (ICF), this home delivers outstanding energy efficiency, durability, and year-round comfort. Exterior walls are constructed using Super Form Block from the footings to the roof and consist of: 2 inches of foam 8 inches of steel-reinforced concrete, An additional 2 inches of foam With

drywall and acrylic stucco finishes, the exterior walls are nearly 14 inches thick. Triple-pane windows from Supreme Windows were strategically positioned to maximize passive solar heating during winter while helping keep the home cool in summer. Additional premium features include: IN-FLOOR HEATING on all three levels Boiler system providing both heat and domestic hot water Dedicated hot water lines to each fixture Heat-reflective material beneath the basement slab (except cold room) Additional heat-reflective insulation above attic insulation (except garage) Additional attic insulation for enhanced efficiency Upper floors constructed with engineered floor trusses 8' ceilings on the lower level and 9' ceilings on upper floors Fresh air exchange system with air-to-air heat recovery Sound-insulated bathroom walls Oversized TRIPLE HEATED ATTACHED GARAGE Insulated R-18 garage doors with quiet openers 5,000-gallon cistern beneath the garage supplied by the well Naturally soft well water Gravity-fed septic system with extended drain field This remarkable acreage offers the perfect blend of luxury, privacy, energy efficiency, and rural tranquility.