

242125 8 Street E
Rural Foothills County, Alberta

MLS # A2310068



\$1,750,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,775 sq.ft.	Age:	1989 (37 yrs old)
Beds:	7	Baths:	5
Garage:	Electric Gate, Garage Door Opener, Garage Faces Front, Heated Garage, Ov		
Lot Size:	3.56 Acres		
Lot Feat:	Cul-De-Sac, Irregular Lot, Landscaped, Lawn, Level, Treed, Views, Yard Ligh		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic System, Septic Tank
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	32-21-29-W4
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Skylight(s), Sump Pump(s), Vinyl Windows		
Inclusions:	See Schedule "A" in supplement's.		

LOCATION, LUXURY & LAND! This beautifully landscaped 3.56-acre property sits just south of Heritage Pointe at the end of 8 St E, only minutes from city amenities, shopping, theatres, the new hospital and more. A gated entrance welcomes you down an impressive driveway lined with decorative brick pillars and chain accents, leading to a circular concrete parking pad with a central flower bed in front of this stunning brick-trimmed home. The grounds are exceptional, featuring wood rail fencing, rock-scaped garden areas, mature trees, flowers, irrigation, a fenced garden, greenhouse and a large deck overlooking it all. Inside, you'll find a grand tiled foyer, soaring ceilings, abundant natural light and large recently installed triple-pane windows throughout. The central kitchen offers granite counters, light cabinetry with pull-outs, stainless steel appliances, a Sub-Zero fridge, steamer pot, glass cabinet accents and indirect lighting. The main floor includes 4 generous bedrooms, each with its own ensuite, including a spacious primary retreat with renovated ensuite, walk-in closet and a spiral staircase leading to the lower-level gym area. The bright dining room flows into the large living room with a fireplace and vaulted ceiling, while the open library overlooks the foyer. The walkout basement offers excellent recreation space, office area, potential living space, 3 additional bedrooms, one bedroom with its own ensuite bathroom, and a pool table included. Car lovers will love the dream garage with epoxy floors, 12' ceilings, workshop space and room for up to 4 vehicles, including tandem parking. The home is air-conditioned, meticulously maintained and serviced by 3 cisterns providing 3,750 gallons of trucked-in city water, while the well services the flower irrigation system. Full maintenance details are available. A truly rare acreage opportunity just minutes

from the city!