

# \$1,338,000 - 200, 243121 16 Street E, Rural Foothills County

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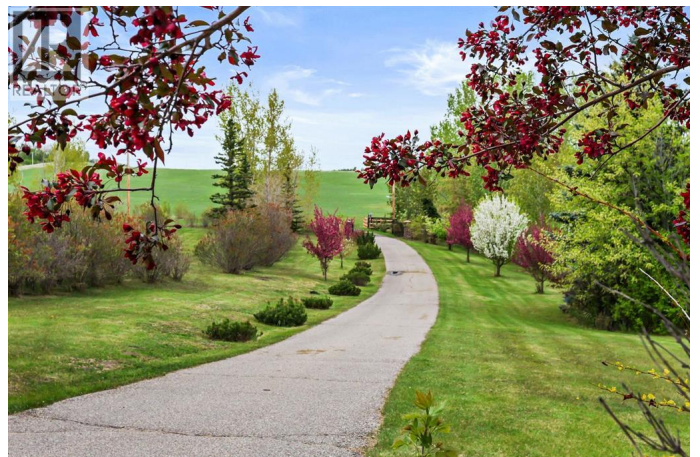
MLS® #A2215495

**\$1,338,000**

3 Bedroom, 4.00 Bathroom, 1,934 sqft  
Single Family on 5.00 Acres

N/A, Rural Foothills County, Alberta

Discover the perfect blend of luxurious country living and city convenience with this exceptional two storey walkout home with over 2830 square feet of livable space, nestled on 5 immaculate acres just 5 minutes from Calgary's southern city limits, a truly rare opportunity. Thoughtfully designed for both everyday living and upscale entertaining, the home features a sunlit, modern gourmet kitchen with stylish cabinetry a spacious dining nook, granite countertops, stove, drop down hood fan, and dishwasher. Host in style in the elegant formal living and dining rooms, or relax in the cozy family room, complete with rich high quality vinyl plank floors and a gas fireplace. Escape to the luxurious master retreat, where a spa-inspired ensuite with a jacuzzi tub, heated floor, walk-in closet, and private balcony awaits, all overlooking your expansive estate. The fully developed walkout lower level offers incredible flexibility, perfect for an entertainment haven, guest suite, or private space for extended family. Recent upgrades include fresh paint, new vinyl plank flooring, modern light fixtures, and stylish window coverings throughout. Enjoy year-round comfort with premium features such as in-floor heating on the lower level, dual hot water tanks, a water softener, water filtration system, and built-in Vacuum system. Outdoors, the beauty continues with professional landscaping that includes



stamped concrete front porch, rock gardens, winding brick pathways, and a tranquil seasonal pond. The south-facing backyard fills the home with natural light, while the stucco exterior and durable shake roof offer long lasting peace of mind. The entire property is fully fenced with a gated entrance and includes a separate pasture – ideal for horses or pets. A 1,410 sq/ft insulated shop with bright halogen lighting, a large overhead door, 220V power, and an oversized double attached garage add even more functionality for hobbies, business, or storage. All the upgrades are complete – just move in and embrace your dream rural lifestyle, with all the convenience of the city just minutes away.

(id:6289)

Built in 1998

Essential Information

|                |               |
|----------------|---------------|
| Listing #      | A2215495      |
| Price          | \$1,338,000   |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 1,934         |
| Acres          | 5.00          |
| Year Built     | 1998          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 200, 243121 16 Street E |
| Subdivision | N/A                     |
| City        | Rural Foothills County  |
| Province    | Alberta                 |
| Postal Code | T1S3L8                  |

Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Shopping                    |
| Features       | PVC window, No Smoking Home |
| Parking Spaces | 5                           |
| Parking        | Attached Garage             |
| # of Garages   | 2                           |

## Interior

|                 |                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Washer, Refrigerator, Water softener, Cooktop - Electric, Dishwasher, Oven, Dryer, Hood Fan, See remarks, Window Coverings |
| Heating         | Natural gas Forced air, In Floor Heating                                                                                   |
| Cooling         | None                                                                                                                       |
| Fireplace       | Yes                                                                                                                        |
| # of Fireplaces | 1                                                                                                                          |
| # of Stories    | 2                                                                                                                          |
| Basement        | Walk out                                                                                                                   |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Stucco                  |
| Exterior Features | Fruit trees, Landscaped |
| Construction      | Wood frame              |
| Foundation        | Slab, Wood              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|



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