

\$3,790,000 - 196096 144 Street W, Rural Foothills County

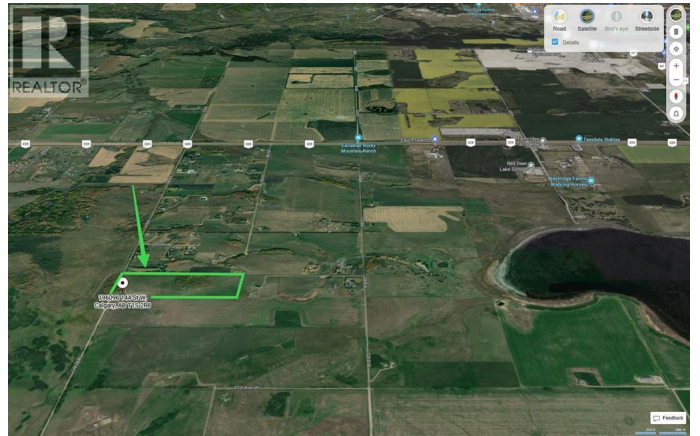
MLS® #A2246306

\$3,790,000

5 Bedroom, 3.00 Bathroom, 1,780 sqft
Single Family on 50.00 Acres

N/A, Rural Foothills County, Alberta

This beautiful 50-acre parcel is perched just outside Calgary's city limits, offering panoramic views of the downtown skyline and the foothills from pretty much every corner of the land. With over 3200 sqft of developed living space, this 5 bedroom walk-out bungalow (built in 2016) has views that are as stunning from the main floor 600+ sqft deck, as they are from the walk-out lower-levels oversized windows. The heart of the home is the kitchen with rich, espresso-stained cabinetry, sleek granite counters, a massive island for prep or casual dining. The kitchen connects to a bright dining area, living room and large outdoor deck. The main floor has the primary bedroom's attached ensuite as well as two additional bedrooms, additional full bath and laundry room. The lower level is an open plan with 9' ceilings and an expansive rec room, two additional bedrooms, full bathroom with dual vanities and mechanical room. This property is ideal for an equestrian enthusiast, future development or investment. The gentle sloping land makes it ideal for multiple walk-out sites. Facing the Ann and Sandy Cross Conservation area and located just 2.5 km from Calgary city limits it offers the perfect balance of country living and proximity to city amenities. Red Deer Lake School is just 7 minutes away. With Costco Buffalo Run 12 minutes from your door, but who's counting. With two strong wells (both



pumping over 12 gpm), multiple access points including a southeast road allowance, this is a property that balances freedom with function. So if you're looking for space to roam and room to grow – with city life still in reach – this might just be your perfect match.
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Built in 2016

Essential Information

Listing #	A2246306
Price	\$3,790,000
Bedrooms	5
Bathrooms	3.00
Square Footage	1,780
Acres	50.00
Year Built	2016
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	196096 144 Street W
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T1S1R8

Amenities

Features	Other, No neighbours behind
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Oven - gas, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Other, Forced air
Cooling	None

Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Greater Calgary Real Estate



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