

\$2,875,000 - 10, 274172 112 Street W, Rural Foothills County

MLS® #A2150922

\$2,875,000

4 Bedroom, 4.00 Bathroom, 2,258 sqft
Residential on 60.00 Acres

NONE, Rural Foothills County, Alberta

ESCAPE to PRIVACY, SPACE, QUIETNESS, NATURE and SERENITY! Beautiful, contemporary, virtually new, fully developed walkout bungalow on lovely 60 ACRES in Foothills County, about 20 minutes to the south area of Calgary and approx. 15 minutes to Okotoks. The land is gently sloped and has a wonderful mixture of trees and open areas. The 1 year-old home was built by Bradmar Homes in 2023 and contains expansive windows throughout allowing calming views of nature from virtually every room. A long winding driveway leads to a wonderful private setting for this home where one feels tranquility and a sense of escape. The home has efficient and modern construction materials and is a practical design for family living and entertaining. The main floor contains a grand living room space with full height windows, open to dining area and gourmet kitchen with large island, pantry, and high-quality SS appliances. The primary has full height windows and spa like en suite. There are 2 additional bedrooms, one including a kid's playing loft, 4-piece jack & jill bathroom, 2-piece powder room, large laundry room with built ins. The lower level has expansive recreation room and gym with glass wall, corner home office, additional bedroom, 4-piece bath and large unfinished room with separate entrance. Some additional features include triple pane windows, A/C, custom on



site cabinetry, metal roof, aggregate front porch, sidewalk and patio, low maintenance soffits, metal and engineered simulated woodgrain exterior, 200-amp service, excellent well and there is also a Mobile home at the front of the property currently rented. The seller will remove mobile home before possession if desired. The large land parcel provides endless options for enjoyment and further custom treatment.

Built in 2023

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2150922 |
| Price | \$2,875,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,258 |
| Acres | 60.00 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 10, 274172 112 Street W |
| Subdivision | NONE |
| City | Rural Foothills County |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 0W5 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 6 |
| Parking | Triple Garage Attached |

of Garages 3

Interior

Interior Features Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks

Appliances Central Air Conditioner, Built-In Refrigerator, Built-In Oven, Dryer, Gas Stove, Refrigerator, Washer

Heating Natural Gas, Boiler, In Floor

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Great Room, See Remarks, Wood Burning

Has Basement Yes

Basement Full, Walk-Out

Exterior

Exterior Features BBQ gas line

Lot Description Gentle Sloping, Landscaped, Many Trees, No Neighbours Behind, Paved, See Remarks

Roof Metal

Construction Metal Siding, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed July 18th, 2024

Days on Market 258

Zoning Agriculture

Listing Details

Listing Office Royal LePage Solutions

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