

# \$1,250,000 - 246025 20 Street E, Rural Foothills County

MLS® #A2200894

**\$1,250,000**

4 Bedroom, 4.00 Bathroom, 2,578 sqft  
Residential on 4.13 Acres

NONE, Rural Foothills County, Alberta

This property is C/S but we will be accepting showings and Back up Offers until it is Firm.\*\*Enchanting 4.13-Acre Sanctuary Just South of Calgary This property is C/S but we will be accepting showings and Back up Offers until it is Firm. hustle and bustle of city life and step into your own private oasis just south of Calgary, where the perfect blend of serenity and convenience awaits you. This stunning 4.13-acre retreat features a beautifully designed four-level split home, exquisitely crafted in 1999, and thoughtfully built with PEX piping for worry-free living.

Spanning over 2,578 square feet, this inviting residence boasts 3 spacious bedrooms and 2 additional bonus/BED rooms, providing the perfect backdrop for family gatherings or cozy evenings. Immerse yourself in comfort as you step outside onto the expansive wraparound deck, an idyllic space for outdoor entertaining or simply savoring the breathtaking views of the rolling prairies and vibrant sunsets.

For those with a passion for hobbies, a remarkable 1,200 square foot heated shop awaits your creativityâ€”a versatile space for projects, storage, or a dedicated workshop. Surrounding the home, a lush landscape adorned with mature trees creates a tranquil setting, inviting you to explore nature right in your backyard.

Embrace an active lifestyle with immediate



access to an array of recreational activitiesâ€”play a round of golf, cast your line in nearby fishing spots, or saddle up and enjoy horse riding in the rolling countryside. The abundance of outdoor adventures around you ensures every day can be a new discovery.

With a productive well providing ample water supply, this property combines both self-sufficiency and natural allure, making it the perfect sanctuary for those yearning for a harmonious lifestyle.

Donâ€™t let this enchanting opportunity slip away. Come and experience the magic of rural living just minutes from Calgaryâ€™s schedule your private tour today and envision the life youâ€™ve always dreamed of!

Built in 1999

### **Essential Information**

MLS® #	A2200894
Price	\$1,250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,578
Acres	4.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 4 Level Split
Status	Active

### **Community Information**

Address	246025 20 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County

Province Alberta  
Postal Code T1S 3N1

### Amenities

Parking Spaces 8  
Parking Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached  
# of Garages 4

### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)  
Appliances Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings  
Heating In Floor, Fireplace(s), Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Gas  
Has Basement Yes  
Basement Partially Finished, See Remarks

### Exterior

Exterior Features BBQ gas line, Dog Run, Fire Pit, Private Yard, Storage  
Lot Description Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, See Remarks, Treed  
Roof Asphalt  
Construction Wood Frame  
Foundation Combination

### Additional Information

Date Listed March 21st, 2025  
Days on Market 12  
Zoning CR

### Listing Details

Listing Office RE/MAX Complete Realty

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