

48068 244 Avenue W
Rural Foothills County, Alberta

MLS # A2126282



\$1,025,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,121 sq.ft.	Age:	1974 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized, Workshop in Garage		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	33-21-1-W5
Exterior:	Brick, Composite Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Basement built-in desk

A peaceful hideaway just minutes southwest of Calgary. Tuck yourself away in the quiet of a mature aspen wooded 2 acre country home in the De Winton area. 244 Ave W offers a serene setting at the top of a foothill - as you drive into Valleyview Estate you are greeted with views of the mountain. The acreage is gated and has a paved driveway onto property where the trees open up to a 3+2 Bed/2.5 Bath Bungalow. Lovingly cared for by long time home owners, enter through the front sunroom - an inspired room that has hosted artistic creativity over the years. The adjoining living room is a cozy spot to enjoy the fireplace and read a good book. The kitchen looks out to the back yard. A large family room with in floor heating adjacent to the dining area is ideal for hosting big family events. The basement is developed with a rec room, adjoining office space, a hobby room (bedroom), bedroom and full bath. Mechanically this home has been well cared for. The septic field has been replaced and is in perfect working order. Water is supplied by the co-operative and the owners express that they have never had a shortage of good clean water. Not having to manage your own well simplifies country living. Outside you can enjoy a number of decks, garden space, fire pit spot, and the surrounding trees. To the back of the house there is an oversized double garage with built in workshop. The cooperative also floods an ice rink at the turn around of the cul de sac. A 15 acre natural reserve at the south side of the the community development, across the road from the property adds to the quiet country living. Worth the short drive to see.