

16190 265 Avenue W
Rural Foothills County, Alberta

MLS # A2163986



\$1,350,000

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,857 sq.ft. | Age: | 2004 (20 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Heated Garage, Triple Garage Attached | | |
| Lot Size: | 9.34 Acres | | |
| Lot Feat: | Paved, Treed | | |

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|--------------------|-----------------------|-------------------|---|
| Heating: | In Floor, Natural Gas | Water: | Well |
| Floors: | Carpet, Laminate | Sewer: | Septic Field |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 26-21-1-W5 |
| Exterior: | Vinyl Siding | Zoning: | CR |
| Foundation: | ICF Block | Utilities: | Electricity Connected, Natural Gas Connected, Water |

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Shed, Shelving in Storage Room, Lawn Ornaments and FLower pots as Viewed.

Welcome to your own private oasis! This meticulously maintained bungalow offers over 3,600 square feet of thoughtfully designed living space, all nestled on a sprawling 9.34-acre lot surrounded by lush, tree-lined serenity. Imagine the endless possibilities that come with this expansive land—whether you dream of creating a vibrant garden, setting up a personal hobby farm, or simply enjoying the wide-open spaces, this property is a canvas for your lifestyle aspirations. As you approach the home, you'll be struck by the sense of seclusion and privacy, with the residence gracefully hidden behind a verdant canopy of trees. The expansive wrap-around deck invites you to savor the changing skies and tranquil views at any time of day, whether you're enjoying morning coffee or an evening under the stars. Step inside to discover a world of open, airy living. The vaulted ceilings and large windows flood the home with natural light, creating an inviting atmosphere. The kitchen is a chef's dream, featuring a large island with a breakfast bar, a spacious pantry, and seamless flow into the dining room—perfect for hosting gatherings and creating memorable moments with family and friends. The living room, with its striking vaulted ceiling and built-in desk, offers a cozy yet elegant space highlighted by a gas fireplace and custom cabinetry. This space is designed for comfort and convenience, making it the ideal setting for relaxation or entertaining. The main level boasts a spacious primary bedroom complete with a luxurious 4-piece ensuite and a walk-in closet. Two additional bedrooms and a well-appointed 4-piece bath provide ample space for family or guests. The laundry room and a convenient two-piece bath complete this floor, adding to the functionality of this exquisite home. The lower level is a haven of its own, featuring a massive recreation room that

invites endless possibilities—;from game nights to home theaters. An additional spacious bedroom with a 3-piece ensuite ensures privacy and comfort for all. The 13 x13 storage room offers practical storage solutions, keeping everything organized and within reach. Additional features include a triple garage and a vacuum system for added convenience and comfort. Ideally situated just 10 minutes from Calgary, you’ll have effortless access to shopping, dining, and business amenities while enjoying the peaceful, rural lifestyle of your dreams. With 9.34 acres of space, this property combines luxury, room to grow, and convenience in perfect harmony—;come and make it yours today! Property has three wells on it, one for the house and two extra. Note Photos are Virtually Staged!