

96035 408 Avenue W  
Rural Foothills County, Alberta

MLS # A2165450



## \$2,225,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,030 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached, Triple Garage Detached		
<b>Lot Size:</b>	7.50 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), Garden, Greenbel		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Other, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CRES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	John Deere EZtrak 54 inch deck zero turn mower and tow behind yard cart.		

This is an Incredible Home & Property - The house offers an extensive list of features and amenities that you would expect from a custom built home in this price category. The shop/barn as well is built with attention to detail. A thorough list of details on this property is available upon request.