

**10, 274172 112 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2150922**



**\$2,875,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,258 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	60.00 Acres		
<b>Lot Feat:</b>	Gentle Sloping, No Neighbours Behind, Landscaped, Many Trees, Paved, See		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	24-21-2-W5
<b>Exterior:</b>	Metal Siding , Wood Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** None

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. **MAJOR PRICE ADJUSTMENT.**