

**16053 243 Avenue E  
Rural Foothills County, Alberta**

**MLS # A2167659**

**\$1,899,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,264 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	2.02 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Gazebo, Front Yard, L		

<b>Heating:</b>	Central, In Floor Roughed-In, Fireplace(s), Forced Air, Humidity Control, Zoned	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	33-21-29-W4
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Recreation Facilities, Skylight(s), Steam Room, Tankless Hot Water, Tile Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** NA

Welcome to this BEAUTIFUL 2 Storey Acreage House with a little over 6500 square feet of livable space. The charming curb appeal will capture your heart at first glance. As soon as you walk into the house, you are greeted with a very bright and open layout concept. The Main Floor has an open concept main kitchen and Spice Kitchen. The high and vaulted ceilings give an incredible open feeling to the entire house, there is a three-way fireplace, formal dining room, den, one bed room with full attached bathroom, a beautiful sunroom that opens into a southside concrete patio. Upper Floor has three spacious bedrooms with their own ensuite bathrooms, bonus room with open deck and a master bedroom with ensuite, jetted tub, fire place and walk-in closet. A fully developed basement with one more bed room with full attached bathroom, steam room, gym, separate are with bar and media room/library. Four oversized garages with two heated and integrated sound system with speakers throughout. You can enjoy country living and City living both at the same time at this fully developed two storey house. There are three premiere golf courses just only a few minutes away, three minutes from City limits, five minutes from Calgary South Campus Hospital and 10 minutes to Okotoks. This immaculate house is located across from a premiere community Artesia sub-division of Heritage Pointe (Community of the Year).