

# **\$1,449,000 - 352270 242 Avenue W, Rural Foothills County**

---

MLS® #A2187443

**\$1,449,000**

5 Bedroom, 4.00 Bathroom, 4,792 sqft  
Residential on 11.90 Acres

NONE, Rural Foothills County, Alberta

Enjoy living in the foothills of the world-class Rocky Mountains surrounded by NATURE ~ rolling hills, trees, wildlife and STUNNING VIEWS! This large two-story home with nearly 4,800 sq/ft of above grade living space + 1500 sq/ft developed walk-out- basement living + large deck, front patio and covered front porch has been recently & thoroughly RENOVATED and UPGRADED. With superb curb appeal, the exterior has also been fully upgraded ~ NEW WINDOWS & DOORS, HARDIE BOARD, and NEW SOFFIT, FASCIA & EAVES. The Main Entrance of this home greets you with a functional sitting area & MAGNIFICANT GRAND DOUBLE STAIRCASE that climbs up to the 2nd level. The large windows throughout flood the home with NATURAL LIGHT. This beautiful 5-bedroom home was designed with an abundance of space for LUXURIOUS, COMFORTABLE LIVING and includes an EXTRA-LARGE KITCHEN, 3 FIREPLACES, a Family Room off the kitchen + FORMAL Living and Dining Rooms, 3 FULL BATHROOMS with rough-in for a 4th in the lower level, OFFICE/GAMES ROOM with MURPHY BED, and a convenient MAIN FLOOR BEDROOM and Bathroom that could be used for live-in child care or extended family. The second-floor hosts 4 bedrooms, and two RECENTLY RENOVATED BATHROOMS ~ the Main Bathroom has a double vanity and an



above-average 6â€™™ long bathtub. The Primary Ensuite Bathroom also has a double vanity and a 46â€• x 58â€• shower. With plenty of space for a workshop, gym or art studio, the walk-out basement also has a large open Family Room with beautiful Pella patio doors that open to the back yard patio. Enjoy the luxury of fresh air-dining in the fully protected SUN ROOM which sits off the back of the house or in the Gazebo in the front yard. With a FANTASTIC LOCATION, this quiet, private 11.9-acre treed property with trails and a creek running through it, sits on a cul-de-sac ~ a GREAT FAMILY HOME to make memories to last a lifetime!

Built in 1980

### Essential Information

MLS® #	A2187443
Price	\$1,449,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,792
Acres	11.90
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	352270 242 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Available
Parking Spaces	5
Parking	Double Garage Attached, Aggregate, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s), Ceiling Fan(s), French Door, Vinyl Windows, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Wired for Data
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Oven-Built-In, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Den, Family Room, Master Bedroom, Raised Hearth, Stone, Oak, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard, Fire Pit
Lot Description	Gazebo, Creek/River/Stream/Pond, Gentle Sloping, Private, Rectangular Lot, Secluded, Treed
Roof	Asphalt Shingle
Construction	Cedar, Composite Siding, Stone
Foundation	Wood

## Additional Information

Date Listed	February 15th, 2025
Days on Market	73
Zoning	CR

## Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.