

244029 48 ST W

W: 5 R: 1 T: 21 S: 33 Q: Northeast

C4067178 Active

LP: \$3,675,000 SP:
OP: \$3,675,000 PD:
DOM: 55



Class: Detached
Type: Detached
Style: Bungalow
Year Built: 1990
LINC #: 0020054756
Legal Plan: 00000000 Blk: 0 Lot: 0

Area: Rural Foothills M.D.
Community: None 8888
Postal Code: T0L 0X0
Condo Type: Not a Condo
Possession: 60/NEG

Land Use: Ag New Hm:
Title to Land: Fee Simple Tax Amt/Yr: \$7,313/2014
Conform Rpt: Local Imp Amt:
Restrictions: Utility Right Of Way HOA: No
Condo Fee:

This beautiful walkout bungalow is situated on an incredible 98.21 acres offering breathtaking panoramic views of the mountains and rolling foothills. This charming custom built residence showcases over 4500 sqft of living space including 5 bedrooms and 4 bathrooms, a gourmet kitchen with a large granite island, spacious living and dining rooms and a main floor laundry. The home is completed with a media room and wet bar on the lower level along with a unique wood burning stove, a spectacular indoor pool and a west facing fire pit patio area, perfect for enjoying those mountain sunsets. Ideal for the equestrian lover, this property comes with a 3787 sqft heated barn in the back complete with 8 stalls, tack room and pole hay shed. This amazing residence offers privacy and space of country living while being only 10 minutes from Calgary. Directions: South on Hwy 2 to 226 Ave South (teepee corner) then West on 552x Road, curves South for 3kms. Turn West on 242 Ave and go West for 1.6kms to 48 St West, then South about 350 meters to the entrance gate

Rooms & Measurements

Table with columns: Room Type, Dim/M, Dim/Ft, Level, Room Type, Dim/M, Dim/Ft, Level, Bedrooms A/T, 3/5 Rms Abv, 7 F/H Baths: 3/1. Includes detailed room measurements and bath counts.

Property Information

Basement: Full, Walkout-Fully Finished
Suite: Suite - None
Construction: Wood Frame
Foundation: Concrete
Exterior: Brick, Stucco
Roof Type: Cedar Shakes
Front Exp: Northeast
Parking: 6/Triple Garage Attached
Features: Deck, Fire Pit, No Animal Home, No Smoking Home, Patio, Pool-Indoor, Vaulted Ceiling, Wall Unit-Built-In
Site Influences: Cross Fenced, Estate Property, Fenced, Golf Nearby, Hillside, Landscaped, No Through Road, Private Setting, Rolling Land, See Remarks, Shopping Nearby, Sloping Lot, View Mountain, View Ravine
Goods Included: Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Intercom, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings-All
Goods Excluded:
HOA Fee Incl:

Rural

911 Address:
Road Access: Gravel Driveway (to House), Paved
Water Supply: Drilled Well
Water GPM: 8
Depth of Well:
Water Report Yr:
Bus Svc:
Nearest Town: De Winton
School District: www.rockyview.ab.ca
Elem School:
High School:
School Bus:
Heating Desc: Paid For
Power Desc: Paid For
Phone Desc: Paid
Sewer/Septic: Septic Tank & Field
Yr Sewer Cleaned:
Total Acres: 98.21
Acres Cleared:
Acres Cult:
Acres Pasture:
Acres Fenced:
Acres Irrigated:
Acres Water Rights:
Acres Leasehold:
Parcels:
LP/Acre: \$37,419.81
Directions: South on Hwy 2 to 226 Ave South (teepee corner) then West on 552x Road, curves South for 3kms. Turn West on 242 Ave and go West for 1.6kms to 48 St West, then South about 350 meters to the entrance gate

Agent & Office Information

List Firm: ENGEL & VOLKERS CALGARY
Ownership: Private
Exclusion/SRR: No/No
List Date: 06/02/2016

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