# \$1,338,000 - 200, 243121 16 Street E, Rural Foothills County

MLS® #A2215495

## \$1,338,000

3 Bedroom, 4.00 Bathroom, 1,934 sqft Residential on 5.00 Acres

NONE, Rural Foothills County, Alberta

Discover the perfect blend of luxurious country living and city convenience with this exceptional two storey walkout home with over 2830 square feet of livable space, nestled on 5 immaculate acres just 5 minutes from Calgary's southern city limits, a truly rare opportunity.

Thoughtfully designed for both everyday living and upscale entertaining, the home features a sunlit, modern gourmet kitchen with stylish cabinetry a spacious dining nook, granite countertops, stove, drop down hood fan, and dishwasher. Host in style in the elegant formal living and dining rooms, or relax in the cozy family room, complete with rich high quality vinyl plank floors and a gas fireplace.

Escape to the luxurious master retreat, where a spa-inspired ensuite with a jacuzzi tub, heated floor, walk-in closet, and private balcony awaits, all overlooking your expansive estate.

The fully developed walkout lower level offers incredible flexibility, perfect for an entertainment haven, guest suite, or private space for extended family. Recent upgrades include fresh paint, new vinyl plank flooring, modern light fixtures, and stylish window coverings throughout.







Enjoy year-round comfort with premium features such as in-floor heating on the lower level, dual hot water tanks, a water softener, water filtration system, and built-in Vacuum system.

Outdoors, the beauty continues with professional landscaping that includes stamped concrete front porch, rock gardens, winding brick pathways, and a tranquil seasonal pond. The south-facing backyard fills the home with natural light, while the stucco exterior and durable shake roof offer long lasting peace of mind.

The entire property is fully fenced with a gated entrance and includes a separate pasture â€" ideal for horses or pets. A 1,410 sq/ft insulated shop with bright halogen lighting, a large overhead door, 220V power, and an oversized double attached garage add even more functionality for hobbies, business, or storage.

All the upgrades are complete â€" just move in and embrace your dream rural lifestyle, with all the convenience of the city just minutes away.

Built in 1998

#### **Essential Information**

MLS®# A2215495 Price \$1,338,000 3 Bedrooms Bathrooms 4.00 **Full Baths** 3 Half Baths 1 Square Footage 1,934 Acres 5.00

Year Built 1998

Type Residential Sub-Type Detached

Style Acreage with Residence, 2 Storey

Status Active

# **Community Information**

Address 200, 243121 16 Street E

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T1S 3L8

#### **Amenities**

Parking Spaces 5

Parking Double Garage Attached, Additional Parking, Insulated

# of Garages 2

### Interior

Interior Features Kitchen Island, Ceiling Fan(s), Central Vacuum, Granite Counters, Vinyl

Windows, No Smoking Home, Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Oven-Built-In, Dryer, Electric Cooktop, Range

Hood, See Remarks, Washer, Water Conditioner, Window Coverings,

Water Softener

Heating In Floor, Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Balcony, Private Yard, Dog Run, Fire Pit, Garden

Lot Description Fruit Trees/Shrub(s), Landscaped, Paved, Backs on to Park/Green

Space, Dog Run Fenced In, Private, Rectangular Lot, Seasonal Water

Roof Shake

Construction Wood Frame, Stucco

Foundation Wood, Perimeter Wall, Slab

#### **Additional Information**

Date Listed May 10th, 2025

Days on Market 175 Zoning CR

# **Listing Details**

Listing Office CIR Realty

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