

306036 43 Street W
Rural Foothills County, Alberta

MLS # A2265400



\$1,330,000

Division:	NONE		
Type:	Residential/House		
Style:	3 (or more) Storey, Acreage with Residence		
Size:	3,680 sq.ft.	Age:	2019 (6 yrs old)
Beds:	8	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized, Private Electric Vehicle		
Lot Size:	2.00 Acres		
Lot Feat:	Cul-De-Sac, Few Trees, Level, Open Lot, Pie Shaped Lot		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-21-1-W5
Exterior:	Brick, Concrete, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Double Vanity, French Door		

Inclusions: N/A

This 1990's home was moved to its new foundation in 2019. Impressive family home offers over 3,500 sq. ft. of developed living space on a quiet, two-acre lot just outside the city. This 8 bedroom, 4 bathroom home blends classic character with modern comfort, every detail has been thoughtfully updated with new mechanical systems and finishes throughout. The main floor welcomes you with bright, open spaces and beautiful flow between rooms. There's a formal living and dining room, a butler's pantry, a private office/den with a two-way gas fireplace that opens to the family room. A chef's kitchen with an eat-in kitchen area that overlooks the yard. Off the kitchen, the mudroom connects directly to the oversized heated garage—perfect for family life and extra storage. Upstairs, the primary bedroom feels like a retreat, complete with a large ensuite and walk-in closet. You'll also find three more spacious bedrooms and another full bath and upper laundry. The third floor offers a huge bonus room with two cozy window nooks—ideal for reading or relaxing—and its own full bathroom with shower. The newly developed basement adds even more living space with three large bedrooms and a generous family room currently set up as a gym as well as additional laundry downstairs. Yes, two laundry rooms. Outside, the wide-open acreage provides plenty of room to play, entertain, and enjoy the prairie views. There's also an above-ground pool that stays with the home, offering a fun summer escape. Set on a non-through, cul-de-sac road, this property delivers quiet country living with quick, easy access to Calgary. A rare find—modern comfort, open space, and a warm, inviting home all in one.