

100, 80054 226 Avenue W  
Rural Foothills County, Alberta

MLS # A2046276



**\$2,650,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,829 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Insulated, Triple Garage Attached, Triple Garage Detached		
<b>Lot Size:</b>	19.38 Acres		
<b>Lot Feat:</b>	Rectangular Lot, Views		

<b>Heating:</b>	Baseboard, In Floor	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Concrete, Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partially Finished, Walk-Out To Grade	<b>LLD:</b>	7-22-1-W5
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Paid For, Heating Paid For, Phone Paid For
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** Light Fixtures, Storage shed

Fantastic Opportunity! Almost 20 acres with potential for sub-division with MD approval located just minutes from SW Calgary, the new SW Ring Road, Spruce Meadows, and Sirocco Golf Course. This special property is nestled in the foothills and offers stunning views of the mountains. Horse enthusiasts will be drawn to this property with the cross fencing providing 3 separate pastures and existing horse shelter. If you are looking for location, space, possible sub-division for future investment, and an amazing custom built bungalow; you just found it. The luxury walk out bungalow offers almost 3900sqft on the main floor plus a full walk out level, heated 3 car attached garage, and an additional 3 car detached garage that provides flexibility to convert to workshop or horse barn if you so desire. The spacious custom built bungalow features: 4 bedrooms, 3.5 baths, custom built curved staircase, crown moldings, vaulted ceilings, skylights, 3 fireplaces, gourmet upgraded kitchen, family room, living room, and dining room; the large floorplan allows for many options and opportunities. The lower walk out level is partially finished and presents many options for a secondary suite that would be subject to approval and permitting by the city/municipality. Almost 20 acres with potential for sub-division with MD approval, majestic views of the mountains, located just minutes from Calgary and Spruce Meadows, and a spacious custom built bungalow with endless opportunities for future development!