

32015 292 Avenue, De Winton T1S 4P7

NONE MLS®#: A2143911 Area: Listing 06/23/24 List Price: **\$1,621,000**

Active Status: County: **Foothills County** Change: +\$23k, 25-Nov Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Detached City/Town:

2010 Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Access:

Residential

De Winton Finished Floor Area Abv Saft: 2,293

Low Sqft:

217,601 sqft Ttl Saft: 2.293 DOM 181

Layout Beds:

4 (4) 3.0 (2 2) Baths:

Style: 2 and Half Storey, Acreage with

Residence

Parking

Ttl Park: 50 Garage Sz: 3

Construction:

Water Source:

Flooring:

Fnd/Bsmt:

Composite Siding

Poured Concrete

Carpet, Concrete, Hardwood, Tile

Lot Feat: Back Yard, Cleared, Brush, Corner Lot, Corners Marked, Dog Run Fenced In, Gazebo, Front

Yard, Lawn, Landscaped, Many Trees, Meadow, Yard Drainage, Yard Lights, Paved, Private, Sloped, Sloped

Down,Treed

Park Feat: RV Access/Parking, Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Boiler, Central, In Floor, Fireplace(s), Forced

Air, Humidity Control, Natural Gas

Sewer:

Ext Feat: Awning(s), Basketball Court, Built-in

Barbecue, Courtyard, Dog Run, Fire Pit, Garden, Gas

Grill, Outdoor Grill, Outdoor

Kitchen, Playground, Private Yard, Rain Gutters, RV Hookup, Storage, Tennis Court(s), Uncovered

Courtyard

Kitchen Appl: Built-In Oven, Convection Oven, Dishwasher, Double Oven, ENERGY STAR Qualified Dryer, Garburator, Gas Oven, Gas Range, Gas Stove, Microwave, Refrigerator, Tankless

Water Heater.Washer/Drver.Water Purifier

Bathroom Rough-in.Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,French Door,Granite Counters,High Ceilings,letted Tub,Kitchen Int Feat:

Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Tankless Hot

Water, Vinyl Windows, Wired for Data

Utilities:

Room Information

Room Level Dimensions Room Level **Dimensions Living Room** Kitchen Main 26'0" x 10'0" Main 14`0" x 15`0"

| Dining Room | Main | 16`0" x 15`0" | Bedroom - Primary | Second | 16`5" x 14`0" |
|----------------------|---------------------|----------------|-------------------|----------|---------------|
| Bedroom | Second | 12`11" x 13`0" | Bedroom | Second | 12`0" x 10`0" |
| Bedroom | Second | 12`0" x 10`0" | Den | Main | 10`5" x 8`10" |
| Living Room | Main | 14`0" x 16`0" | Laundry | Main | 14`6" x 10`0" |
| Office | Basement | 15`0" x 7`0" | Other | Basement | 13`0" x 16`0" |
| Furnace/Utility Room | Basement | 10`0" x 15`0" | Office | Basement | 25`0" x 10`0" |
| 6pc Ensuite bath | Second | | 5pc Bathroom | Second | |
| 2pc Bathroom | Main | | 2pc Bathroom | Basement | |
| | Legal/Tax/Financial | | | | |

Title: Zoning: Fee Simple RM1

Legal Desc: **0914145**

Remarks

Pub Rmks:

For additional information, please click on Brochure button below. Embrace the Canadian countryside lifestyle on your spectacular gated 5-acre estate just 10 minutes from Calgary's south Seton area and Okotoks. The picturesque natural landscape is a playground for every season, an ideal haven for active families and professionals. Perfectly positioned, the home is just 3 minutes from two K-9 schools and a professional grade ice rink, 10 minutes from Calgary South shopping and entertainment, and 11 minutes from Okotoks stores. It is a 30-minute drive to the downtown Calgary Tower or 40 minutes to the Calgary International Airport. This expansive home offers over 4,100 sq/ft of luxurious living space across three levels, with 4 bedrooms and four bathrooms. It is thoughtfully designed and includes modern amenities like twin furnaces with air-conditioners, in-floor heating throughout the basement and garage, and an oversized 37ft x 26ft 3-car garage featuring a dog wash station and a 240V/50A RV connection. The gourmet kitchen has granite countertops, to-the-ceiling cupboards, stainless steel KitchenAid appliances, a dual gas range, and a large island. Upstairs, the main suite offers a private retreat with a spa-inspired 6-piece ensuite and a walk-in closet. Three additional large bedrooms and another full bathroom complete the upper floor. The lower level is designed for family fun and relaxation, featuring in-floor heating, a theatre area, an exercise center, and a hobby room. Enjoy the beautifully landscaped grounds, an outdoor kitchen, fireplace, and a custom 20-foot SwimSpa for year-round enjoyment. Both south or north-facing decks, privacy and security are assured with full fencing and automated Liftmaster front gates. This exceptional home offers more than just a residence - it is modern country living.

Inclusions: RV 240 voltConnection
Property Listed By: Easy List Realty

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