

32015 292 Avenue, De Winton T1S 4P7

NONE MLS®#: A2143911 Area: Listing 06/23/24 List Price: **\$1,750,000**

Active Status: County: **Foothills County** Change: None Association: Fort McMurray

Date:

Lot Sz Ar:

Lot Shape:

Access:

General Information

Prop Type: Residential Detached Sub Type: City/Town: De Winton Finished Floor Area

2010 Year Built: Abv Saft: Lot Information Low Sqft:

> 217,601 sqft Ttl Saft:

2.934

Style: 2 and Half Storey, Acreage with

Residence

4 (4)

3.0 (2 2)

Parking

DOM 7

Layout

Beds:

Baths:

Ttl Park: 50 Garage Sz: 3

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

2,934

Down,Treed

Park Feat: RV Access/Parking, Triple Garage Attached

Construction:

Water Source:

Flooring:

Fnd/Bsmt:

Composite Siding

Poured Concrete

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

Carpet, Concrete, Hardwood, Tile

Water, Vinyl Windows, Wired for Data

Utilities:

Room Information

Room Level Dimensions Room Level **Dimensions Living Room** Kitchen Main 26'0" x 10'2" Main 14`0" x 15`0" **Dining Room** Main 16`0" x 12`0" **Bedroom - Primary** Second 13`10" x 16`6" 11`10" x 13`0" **Bedroom** 11`10" x 10`0" Second **Bedroom** Second **Bedroom** Second 10'0" x 11'6" Den Main 10`5" x 8`10" 12`0" x 16`0" 14`6" x 10`0" **Living Room** Main Laundry Main 2pc Bathroom Main 0'0" x 0'0" 5pc Bathroom Second 0'0" x 0'0" 6pc Ensuite bath Second 0'0" x 0'0" 2pc Bathroom Lower 0'0" x 0'0" Legal/Tax/Financial

Title: Zoning: Fee Simple RM1

Legal Desc: **0914145**

Remarks

Pub Rmks:

For additional information, please click on Brochure button below. You have discovered your dream lifestyle in this amazing gated estate nestled on 5 acres of picturesque land with breathtaking views in every direction. Perfect for active families, this property offers a paved multi-sport courtyard, with a landscape for winter and summer adventures exploring the expansive grounds. Boasting 4,300 sq ft of living space across three levels, this home features 4 bedrooms, 4 bathrooms, and an array of amenities including an oversized shed/workshop and an in-floor heated 3-car garage with a dog-wash station and RV connection. Located just 2 km from two K-9 schools and an indoor ice rink, with a short commute to South Calgary, convenience is at your doorstep. Strategically situated 3 minutes from a K to 9 schools, 10 minutes from Calgary South Health Campus (major hospital) and VIP movie theatres and stores, 15 minutes from Okotoks, 30 minutes from the downtown Calgary tower and city centre, 40 minutes from the Calgary airport, and 90 minutes from Banff national park. Inside, the home offers cozy winters and cool summers with dual air-conditioning. The chef's kitchen includes granite counter tops, stainless steel Kitchenaid appliances, and a large island perfect for entertaining. Upstairs, the primary bedroom features a luxurious 6-piece ensuite and walk-in closet, alongside three additional bedrooms and another full bath. The lower level boasts in-floor heating throughout, high ceilings, a gym, open theatre area, hobby room, pool/games area, studies and ample storage. Outside, relax on the south-facing deck with an outdoor kitchen, fireplace, and a year-round enclosed Swim Spa pool and hot tub for endless fun and relaxation all surrounded by mature landscaping, fencing, an automated front gate, and horse-ready enclosures. This is your chance to create lasting memories in this extraordinary home.

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

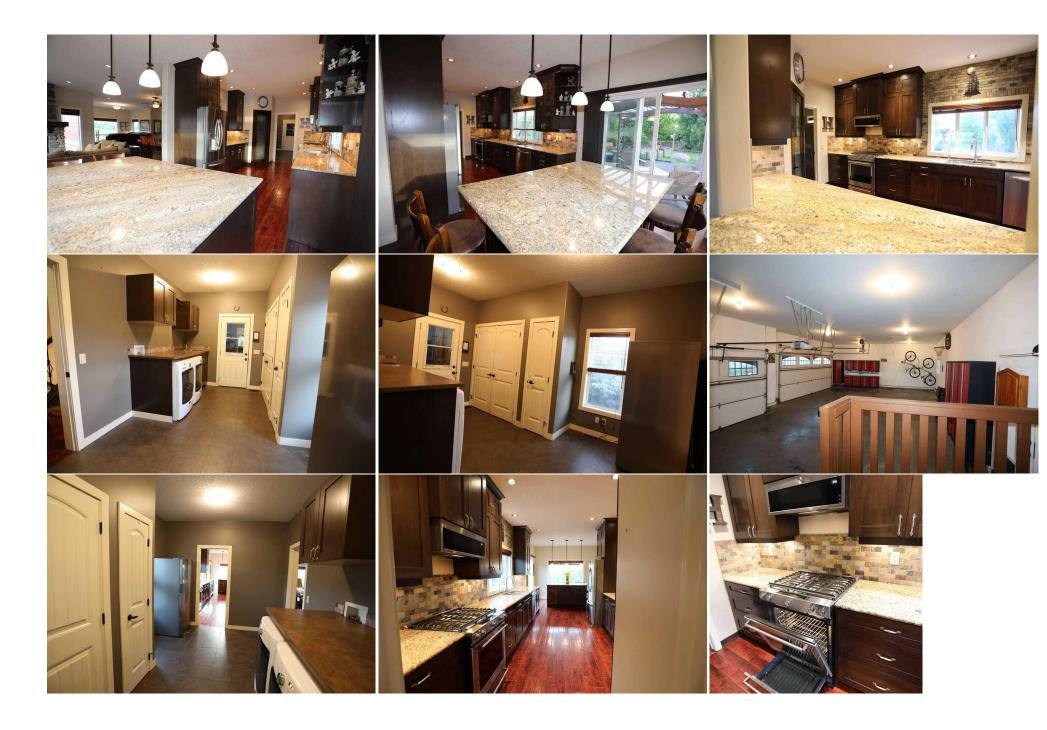
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

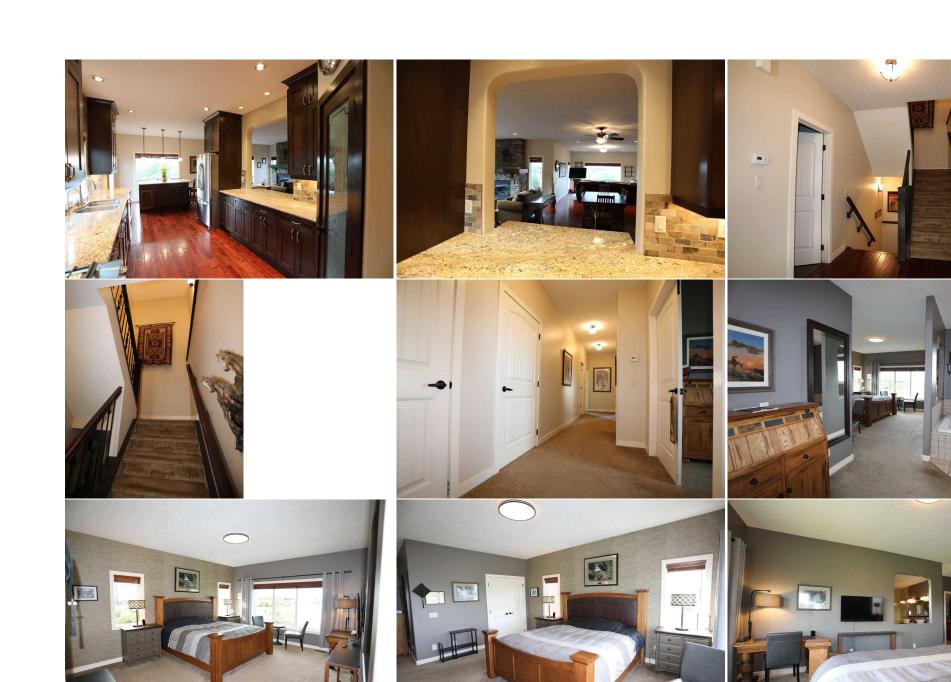
































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