

\$1,899,900 - 33018 260 Avenue W, Rural Foothills County

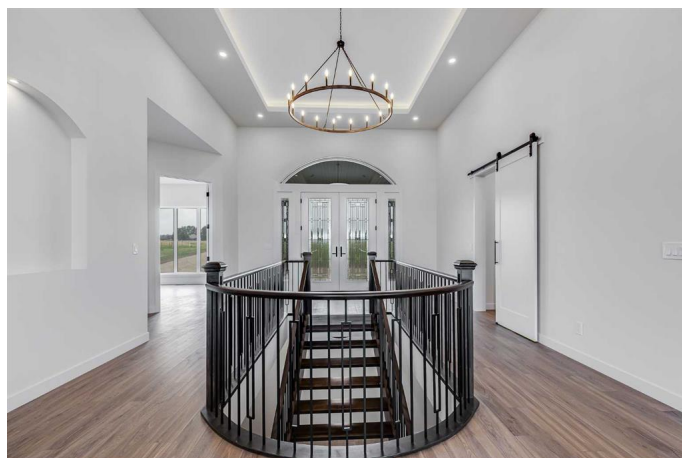
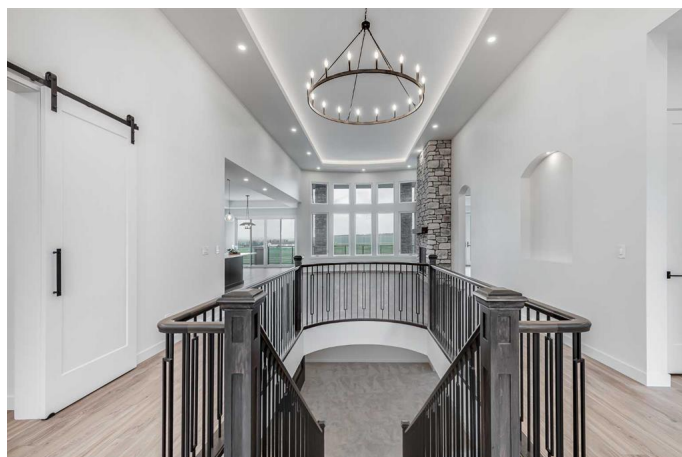
MLS® #A2229551

\$1,899,900

5 Bedroom, 3.00 Bathroom, 2,652 sqft
Residential on 3.18 Acres

NONE, Rural Foothills County, Alberta

This brand-new, custom-built bungalow blends rural charm with refined design. Built in 2024 and never lived in, the home offers over 5,100 sq ft of total living space. Set on a picturesque lot with both mountain and city views, the property is located in the community of DeWinton and just 10 minutes from Calgary. A welcoming front porch and oversized triple garage add to its standout curb appeal. Inside, soaring ceilings, arched doorways, and luxury vinyl plank flooring create a bright and elegant atmosphere. The open-concept main living area features a stunning great room with 14-foot-high tray ceilings, inset lighting, expansive windows, and a gas fireplace framed by a stone feature wall and a barnwood mantle. A striking staircase and chandelier provide a focal point that anchors the space with sophistication. The kitchen is a true centrepiece, designed for both function and style. Highlights include a large island, quartz countertops, stainless steel appliances (including a built-in wall oven and a double-door fridge), and two-tone ceiling-height cabinetry with integrated lighting. The adjacent butler's pantry offers a second sink, space for a bar fridge, and direct access to the mudroom, making grocery drop-offs seamless. The dining area opens onto a spacious deck with a glass railing that spans the entire length of the home. The deck is partially covered and prewired for power



screens. Two gas lines are already installed for a BBQ and patio heaters. A dedicated den sits just off the dining room, while a separate home office is thoughtfully positioned near the front of the home. The mudroom includes custom shelving and built-in seating, and thereâ€™s also a main floor laundry room and a two-piece powder room. The primary suite stands out with French doors leading to the deck, a generous walk-in closet, and a luxurious five-piece ensuite featuring a freestanding tub, steam shower and dual vanities. The finished basement continues the homeâ€™s high standard with excellent ceiling height, a hardwood staircase, and radiant glycol in-floor heating. Thereâ€™s a large rec room, a wet bar, and additional bedrooms, two of which connect via a four-piece bathroom. A flex room with French doors offers ideal space for a gym, theatre room, or additional workspace. Plush carpeting adds warmth and comfort to each bedroom. The oversized triple garage includes a fourth drive-through door, built-in floor drains, and slab heating. The exterior is finished in durable Hardie Board, and the home is wired for speakers, a security system, and Smart home integration. Services have also been run for a future gate and workshop. Air conditioning keeps things cool on hot summer nights. Situated in Rural Foothills County, this home offers the perfect balance of tranquillity and convenienceâ€”just minutes from Heritage Pointe and Carmoney Golf Clubs, 10 minutes from the Township Shopping Centre in South Calgary, and with easy access to major highways. Book your showing today!

Built in 2024

Essential Information

MLS® #	A2229551
Price	\$1,899,900

Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,652
Acres	3.18
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	33018 260 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4G8

Amenities

Parking	Triple Garage Attached, Insulated
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, French Door, Natural Woodwork, Tray Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Stone, Tile, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
Days on Market	15
Zoning	CR

Listing Details

Listing Office	Real Broker
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