

# **\$1,950,000 - 242125 8 Street E, Rural Foothills County**

MLS® #A2249291

**\$1,950,000**

6 Bedroom, 5.00 Bathroom, 3,775 sqft

Residential on 3.56 Acres

NONE, Rural Foothills County, Alberta

Location Location! This beautiful 3.56 Acre professionally Landscaped Property is just south of Heritage point at the end of 8St E. You are just minutes away from all the city services like the new hospital, shopping, Theatres and much more! The entrance is like a movie when you pass through the Electric gates and start your drive down the exceptional driveway lined with decorative Brick Pillars with accenting chain running between each of them. The circular concrete parking pad curls around a central flower bed making a statement in front of this Luxury Brick Trimmed Home. Wood Rail fence borders the property and the Rock Scaping area is just an amazing oasis surrounding the home with flowers and trees. A true Delite to sit on your very large deck and view this irrigated area that also features a fenced garden and a green house. Step into the covered front patio and then enter the home featuring a large tiled foyer, Lots of windows and high ceilings. The central kitchen offers gleaming Granite Counters, Light coloured cabinets, and upgraded SS Appliances including a Sub Zero Fridge, steamer pot, Some Glass cabinet doors with indirect cabinet lighting and more! There are 4 main floor generous sized bedrooms with each featuring their own ensuite bath. The master bedroom is very large and has a spaciouly renovated ensuite bath, Walkin closet and a spiral staircase down to a gym area below! The bright spacious dining room sides onto a large living room that



features a fireplace and vaulted ceiling as well. Don't miss the beautiful open library area overlooking the foyer. This Air-Conditioned home is exceptionally bright with Large Triple Pane Windows recently installed Throughout. The basement offers a walkout area and gives you recreation space (Includes the pool Table), an office, potential living space, as well as 2 bedrooms and one has a huge walk-in closet or storage area. Most people are Dreaming about a garage like this with epoxy floor, 12' ceilings, a workshop and the ability to park 4 cars as there is a tandem area as well. There are 3 cisterns which provide 3750 Gallons of city water to the home. This is trucked in. The well provides water for the flower irrigation system. Details are available. Seller has provided all maintenance information as they have meticulously maintained this home. Don't miss this opportunity!

Built in 1989

**Essential Information**

MLS® #	A2249291
Price	\$1,950,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	3,775
Acres	3.56
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	242125 8 Street E
Subdivision	NONE

City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 3L2

### Amenities

Parking Spaces	4
Parking	Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Tandem, Triple Garage Attached, Workshop in Garage, Electric Gate
# of Garages	4

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Skylight(s), Sump Pump(s), Vinyl Windows
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings, Oven-Built-In, Water Softener
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Electric, Family Room, Stone, Wood Burning, Gas Starter, Mixed, Oak
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Awning(s), Garden, Private Yard
Lot Description	Cul-De-Sac, Irregular Lot, Landscaped, Lawn, Level, Treed, Views, Yard Lights
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete, Wood

### Additional Information

Date Listed	August 16th, 2025
Days on Market	10
Zoning	CR

### Listing Details

Listing Office

RE/MAX Landan Real Estate

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