

# \$2,250,000 - 218103 76 Street E, Rural Foothills County

MLS® #A2229980

**\$2,250,000**

4 Bedroom, 5.00 Bathroom, 3,090 sqft

Residential on 5.24 Acres

Foxboro\_MFOO, Rural Foothills County, Alberta

Welcome Home to this perfectly manicured acreage, just minutes to the south end of Calgary. With a number of large updates and renovations recently completed, this is a perfect turn-key opportunity for someone who is looking for an acreage lifestyle. The walkout bungalow offers a spacious and functional floor plan looking west over your property towards the Rocky Mountains. The well equipped kitchen underwent a full renovation including appliances, countertops and custom wooden cabinets. From the kitchen step out onto your covered and elevated west-facing deck, ideal for hosting dinners outside while still being protected from the elements. The deck is finished with Batu wood, the perfect choice when considering quality and longevity. The primary bedroom offers a spacious retreat with a separate door for direct access to the rear deck. Completing upstairs is a private home office, a library that is great for unwinding or reading your favourite book and an additional bedroom. The living space continues into the walkout basement offering an additional 2 large bedrooms, each with their own ensuite bathrooms. A dedicated theatre room is perfect for family movie nights or cheering on your favourite sports team—furniture, Bose sound system and the laser projector are all included in the sale. Stepping outside from the basement, there is additional patio space as well as a hot tub tucked privately into the corner. Last but not



least, this property has a two attached oversized double car garages. Off of the first garage is a woodworking shop with all of the proper wiring for your power tools. On the other side, the second garage is setup as a party/games room. Off of this garage, the space was turned into a dedicated games room/bar area, perfect for hosting events or having fun with friends. Outside, the landscaping has been done to perfection. The entire property has been graded, seeded and fully secured with a new fence to keep your pets on your property. The 54â€™x32â€™ heated red shop with 100amp service was built in 2016 and is ideal for equipment and storing gear for all of your hobbies. A complete list of upgrades/renovations is available upon request.

Built in 2008

**Essential Information**

MLS® #	A2229980
Price	\$2,250,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,090
Acres	5.24
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	218103 76 Street E
Subdivision	Foxboro_MFOO
City	Rural Foothills County

County	Foothills County
Province	Alberta
Postal Code	T1S 3V8

### Amenities

Parking	Heated Garage, Other, Quad or More Attached, Quad or More Detached
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### Interior

Interior Features	Bar, Built-in Features, Double Vanity, Kitchen Island, Recessed Lighting, Skylight(s), Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	In Floor, Forced Air, Geothermal
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Double Sided, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Lighting, Private Yard, Rain Barrel/Cistern(s), Rain Gutters, Storage
Lot Description	Cul-De-Sac, Garden, Lawn, Level, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 11th, 2025
Days on Market	24
Zoning	CR

### Listing Details

Listing Office	Charles
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