



**258040 8 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2184622**

**\$1,610,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,840 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	10.31 Acres		
<b>Lot Feat:</b>	Cleared, Cul-De-Sac, Lawn, Garden, Landscaped, Many Trees, Native Plants		

<b>Heating:</b>	Geothermal	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	25-21-1-W5
<b>Exterior:</b>	Cement Fiber Board, ICFs (Insulated Concrete Forms), Manufactured Floor Joists, Stone	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	None		

Presenting an exquisite bungalow in De Winton, Alberta, offering a harmonious blend of tranquility and convenience on over 10 acres of scenic land. Enjoying close proximity to Calgary and Okotoks, this property seamlessly combines urban sophistication with rural serenity. Boasting 6 bedrooms, versatile living areas, and a gourmet kitchen with upscale finishes, including granite counters and custom cabinetry. The soaring vaulted ceilings, elegant stone fireplace, and expansive deck provide a sophisticated ambiance for gatherings. Enhance productivity in the refined main floor office and luxuriate in the opulent primary suite with a spa-inspired ensuite. Complete with geothermal heating, heated floors, and a meticulous garage upgrade, this energy-efficient home epitomizes both functionality and luxury. Embrace this unparalleled opportunity to acquire your dream residence &ndash; schedule a viewing appointment today.