

# \$2,000,000 - 402079 23 Street W, Rural Foothills County

MLS® #A2036201

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## \$2,000,000

3 Bedroom, 4 Bathroom, 3,017 sqft  
Residential on 3.99 Acres

Mountain View Estates, Rural Foothills County, Alberta

4 acres of the most beautiful postcard setting you could imagine. Incredible and endless mountain views await. Large bungalow offering almost 5000 sq. ft. of living space, triple heated attached garage, and a separate 2400 sq. ft. heated and finished shop. Many unique touches to this home. The timbers and logs used, some are over 350 years old, and the magnificent ironstone brick is from Ontario. Gorgeous landscaping with stone stairs and the fire pit made from Rundle rock is imported from Moye Lake BC. Featuring a huge granite island with seating, and all the appliances a chef could want. A large dining room area to entertain and access to the large glass door leading to the covered 1100 sq. ft. upper deck. Speckled epoxy floor, a hot tub, T.V., speakers, and glass railing to enjoy the gorgeous sunsets and mountain views. The walkout basement offers an incredible entertainment area with a full live edge wet bar, gas fireplace, and lots of room to watch the game on the big screen! PLUS the primary bedroom with a large ensuite with step-in shower and walk-in closet, AND a super-sized 4th private bedroom above the garage with 3 pc and VIEWS. Access to a 1100 sq. foot lower deck with stamped concrete patio. Other features include an outdoor timber frame gazebo with a built-in "Whiskey Wall" and live edge bar all wired for sound of course. Steps from the brand new outdoor 16' x 32' foot pool with an 8ft deep end. Don't forget about the 40' x 80' outdoor sports court with a



powered skate shack. Even more additional features include Gemstones lighting for the house, control4 automation throughout the house, and even the shop for controlling all lights, TVs, security cameras, and music. This home did not miss a thing when it comes to entertaining and getting all the extras. Rarely have I seen a home with so many wish list items all in one place and then some. Come have a look and give yourself time to take it all in, it really is spectacular.

Built in 2012

### **Essential Information**

MLS® #	A2036201
Price	\$2,000,000
Sold Price	\$1,940,000
Date Sold	May 17th, 2023
Bedrooms	3
Full Baths	3
Half Baths	1
Square Footage	3,017
Lot SQFT	173,804
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

### **Community Information**

Address	402079 23 Street W
Subdivision	Mountain View Estates
City	Rural Foothills County
Province	Alberta
Postal Code	T1S 1A1

### **Amenities**

Parking Spaces	10
Parking	Triple Garage Attached

## Interior

Goods Included	High Ceilings, Kitchen Island, See Remarks, Smart Home
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Refrigerator, Washer, Water Softener
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Basement Development	Finished, Walk-Out
Basement Type	Finished, Walk-Out
Flooring	Hardwood, Slate

## Exterior

Exterior Features	Fire Pit, Lighting, RV Hookup, Storage
Lot Description	Yard Lights, Rolling Slope, See Remarks, Sloped, Treed, Views
Roof	Asphalt Shingle
Construction	Log, Stone, Stucco, Wood Frame
Foundation	Poured Concrete
Front Exposure	NE
Site Influence	Yard Lights, Rolling Slope, See Remarks, Sloped, Treed, Views

## Additional Information

Zoning	CR
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX FIRST
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