

\$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

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|-------------|------------------------|
| Address | 218103 76 Street E |
| Subdivision | Foxboro_MFOO |
| City | Rural Foothills County |

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|-------------|------------------|
| 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

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|-------------------|---|
| 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 |
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|---------|----------------------------------|
| Heating | In Floor, Forced Air, Geothermal |
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|---------|-------------|
| Cooling | Central Air |
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| Fireplace | Yes |
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|-----------------|---|
| # of Fireplaces | 3 |
|-----------------|---|

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|------------|-------------------|
| Fireplaces | Double Sided, Gas |
|------------|-------------------|

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|--------------|-----|
| Has Basement | Yes |
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| Basement | Finished, Full, Walk-Out |
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Exterior

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

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| Date Listed | June 11th, 2025 |
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| Days on Market | 28 |
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| Zoning | CR |
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Listing Details

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| Listing Office | Charles |
|----------------|---------|

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