

# \$1,900,000 - 258040 8 Street W, Rural Foothills County

MLS® #A2197147

**\$1,900,000**

6 Bedroom, 6.00 Bathroom, 2,825 sqft

Residential on 10.31 Acres

NONE, Rural Foothills County, Alberta

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 – schedule a viewing appointment today.

Built in 2012

## Essential Information

MLS® #	A2197147
Price	\$1,900,000
Bedrooms	6
Bathrooms	6.00
Full Baths	4
Half Baths	2



Square Footage	2,825
Acres	10.31
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	258040 8 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 3L3

### Amenities

Parking Spaces	8
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	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
Appliances	None
Heating	Natural Gas, Geothermal
Cooling	Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Cleared, Cul-De-Sac, Garden, Landscaped, Lawn, Many Trees, Native Plants, Private, Sloped
Roof	Asphalt

Construction	Cement Fiber Board, Stone, ICFs (Insulated Concrete Forms), Manufactured Floor Joist
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	54
Zoning	CR

### **Listing Details**

Listing Office	Optimum Realty Group
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.