

# \$1,649,000 - 32015 292 Avenue E, De Winton

MLS® #A2143911

**\$1,649,000**

4 Bedroom, 4.00 Bathroom, 2,293 sqft

Residential on 5.00 Acres

NONE, De Winton, Alberta

For additional information, please click on Brochure button.

Embrace the luxury of rural living on a gated 5-acre estate just ten minutes south of Calgary and ten minutes north of Okotoks. This property is centrally located and designed to provide tranquility and purpose, with the security from rural predators. Your new home is perfectly positioned for a doctor's 10-minute commute to Calgary's Seaton South Health Campus, an MBA's/CPA's 30-minute drive to downtown Calgary, or an Energy Engineer's 40-minute transfer to Calgary International Airport.

Families will love the 3-minute drive to two K to 9 schools, with buses stopping at your gate and an incredible family-oriented neighborhood. Your mature-landscaped acreage is a safe haven for families, professionals, and nature enthusiasts. Offering room for up to three horses or equivalent, and the MD provisions for a 2400 sq/ft shop or barn, your fully buffalo-grade fenced property, has a 10,500 sq/ft driveway, 110v-powered gates.

Step inside your new home, offering over 3,800 sq/ft of living space across three levels, all with 9-foot ceilings. The house features four bedrooms upstairs and four bathrooms throughout. Enjoy the luxury comfort of twin furnaces with built-in air conditioners, an in-floor heated basement and garage. The oversized 3-car garage is equipped with a dog-wash station and has inside and outside



240v/50-amp connection for car lifts and RVs. The garage rear-door links to your enclosed 19D Swimspa, singles-tennis size court and 220 sq/foot detached shop with the equipment and gear to manage your new acreage home. Upstairs, your regal bedroom retreat has a spa-inspired ensuite and walk-in closet, with the other three large bedrooms and fortified by another granite counter two-room full bathroom suite. The main floor boasts a large gourmet kitchen with same granite countertops, stainless steel appliances, and a Costco-grade pantry. This space seamlessly merges your massive mudroom with an open-designed dining area, fireplace relaxation area, media-living space, and a separate front-door office. The home's lower level is designed for year-round fun, work, and relaxation in mind; with a theatre area, center gym area, and large hobby/study rooms with large windows. This 5-acre, three level, 3800 sq/ft home is modern Canadian rural living, just ten minutes from the fifth most livable city in the world !!!

Built in 2010

### **Essential Information**

MLS® #	A2143911
Price	\$1,649,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,293
Acres	5.00
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 and Half Storey
Status	Active

## Community Information

Address	32015 292 Avenue E
Subdivision	NONE
City	De Winton
County	Foothills County
Province	Alberta
Postal Code	T1S 4P7

## Amenities

Parking Spaces	50
Parking	RV Access/Parking, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Vinyl Windows, Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Stone Counters, Central Vacuum, French Door, Granite Counters, Jetted Tub, Laminate Counters, Pantry, Recreation Facilities, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Wired for Data
Appliances	Dishwasher, Built-In Oven, Convection Oven, Double Oven, ENERGY STAR Qualified Dryer, Garburator, Gas Oven, Gas Range, Gas Stove, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Purifier
Heating	In Floor, Forced Air, Natural Gas, Boiler, Central, Fireplace(s), Humidity Control
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Gutters, Awning(s), Built-in Barbecue, Basketball Court, Courtyard, Dog Run, Fire Pit, Garden, Gas Grill, Outdoor Grill, Outdoor Kitchen, Playground, RV Hookup, Storage, Tennis Court(s), Uncovered Courtyard
Lot Description	Back Yard, Landscaped, Brush, Cleared, Corner Lot, Corners Marked, Dog Run Fenced In, Front Yard, Gazebo, Lawn, Meadow, Many Trees, Paved, Private, Sloped, Sloped Down, Treed, Yard Drainage, Yard

	Lights
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2024
Days on Market	301
Zoning	RM1

### **Listing Details**

Listing Office	Easy List Realty
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