

# \$1,650,000 - 17088 312 Avenue E, Rural Foothills County

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MLS® #A2240967

**\$1,650,000**

5 Bedroom, 3.00 Bathroom, 2,105 sqft  
Residential on 3.12 Acres

NONE, Rural Foothills County, Alberta

Discover this stunning bungalow, completely renovated on the main floor, offering a perfect blend of modern style and comfort. As you step inside, the warm and inviting atmosphere immediately captures your attention, thanks to the cozy fireplace that beckons you to relax. The designated dining room is a stunning space that's perfect for formal gatherings, and the adjacent kitchen area features bar stools and a built-in-bench for more casual dining. The kitchen itself is a culinary dream, boasting high-end finishes, a spacious layout, and a convenient walk-in pantry that's perfect for storing all your kitchen essentials. The kitchen flows seamlessly into the living area, or outdoors, where there is an abundance of natural light that's perfect for everyday living.

The main floor living area is perfect for relaxing and entertaining, with plenty of space to unwind. The primary bedroom is a serene oasis, boasting a beautifully appointed ensuite. You'll also appreciate the two bedrooms on the main floor, providing a comfortable retreat with a full bathroom in between them. And for added convenience, the home features a triple garage, providing ample parking and storage.

But what really sets this property apart is its idyllic setting on a quiet cul-de-sac, surrounded by 3 acres of private land that offers stunning city views while still maintaining



a neighbourhood feel. You'll love the peace and quiet, and the freedom to enjoy your spacious property as you see fit. And with a commute of just over 30 minutes to downtown Calgary, you'll be able to balance the best of both worlds - rural tranquility and urban convenience. Plus, the huge, versatile shop is perfect for hobbyists, entrepreneurs, or anyone looking for a unique space. With an illegal suite that's currently used as an office, the possibilities are endless. Contact me today to schedule a viewing and make this house your dream home!

Built in 2006

### **Essential Information**

MLS® #	A2240967
Price	\$1,650,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,105
Acres	3.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	17088 312 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A2

### **Amenities**

Parking Spaces	10
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Parking	RV Access/Parking, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Bar, Separate Entrance
Appliances	Bar Fridge, Built-In Gas Range, Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Landscaped, No Neighbours Behind, Sloped
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	9
Zoning	CR

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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