

# \$1,740,000 - 51 Norris Coulee Trail, De Winton

MLS® #A2267806

**\$1,740,000**

5 Bedroom, 4.00 Bathroom, 2,941 sqft

Residential on 4.40 Acres

NONE, De Winton, Alberta

Welcome To The Best of ALL Worlds! Country Living without total isolation in the much sought after community of Norris Coulee Country Estates set on a tranquil 4.4 acres, where views northern lights and wildlife like moose, deer, big owls, hummingbirds etc abound! Less than a 10 min walk to St Francis and Heritage Heights schools (K-G9), Scott Seaman Hockey Arena, and under 10 minutes drive to South Calgary Hospital, major shopping on 130th and same south to Okotoks. Few acreages offer all these accessibility features, and all accessed on paved roads (no gravel!) Bridle Pathways and walking trails are outside your door. Bring your horses, RVs, Boats, ATVs and more. Wooden Double Entry Gates warmly welcome you home. Treed Driveway with centre mature island boasting Large Fountain. 40ft Front Verandah with Double Entry Door brings you into your over 4300sq ft developed 5 Bedroom Country Home's two Storey Foyer with spindled staircase and overlook from upper level. An opulent Dining Room (seats 15+) and Office with French bevelled edge glass doors. A subtle arch takes you towards the rear of your home to a huge Maple Walnut Country Kitchen with rich granite counters complete with long triple level breakfast bar island. Defined, high ceiling spacious Nook with lots of natural light, leads to the rear west Deck with stoned lower area for extended entertaining and hot tub. Arch & pillars with recessed lighting define the large



Living Room with Feature Fireplace. A roomy half bathroom and spacious mudroom complete this level. Upper level with Foyer overlook boasts a decadent Master suite, walk in closet and relaxing ensuite with roomy shower, corner jetted tub, his and her long separate granite topped vanity units and separated WC. There are 3 further very good sized guest bedrooms as well main bathroom to complete this level. Basement has been developed to include a huge recreation room with wet bar and roughed in wiring for surround sound for future theatre area. An oversized King Bedroom (non-conforming window size) with large walk in closet, bathroom with heated tile flooring and shower stall. It would be easy to make a 6th bedroom in workout/flex area, plus there is a large storage/mechanical room with racking. The attached triple garage is exceptionally oversized both width and depth to accommodate longer trucks/toys/tractor etc. Original owners contemplated building an additional bungalow as per MD guidelines. Your estate home is fully fenced post and rail, as well wired to keep in smaller critters. With two movable horse shelters, get ready to bring your four legged friends home. You can also build an additional accessory building. Recent backyard landscaping including above ground pool graveled area as well large octagonal Firepit feature and fruit trees. There's plenty of space to build accessory building, even a bungalow for other family members or expand on the current home as suits. Welcome Home!

Built in 2003

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2267806    |
| Price    | \$1,740,000 |
| Bedrooms | 5           |

|                |                                  |
|----------------|----------------------------------|
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,941                            |
| Acres          | 4.40                             |
| Year Built     | 2003                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 51 Norris Coulee Trail |
| Subdivision | NONE                   |
| City        | De Winton              |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 5A5                |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | None                                                  |
| Parking Spaces | 10                                                    |
| Parking        | Off Street, RV Access/Parking, Triple Garage Attached |
| # of Garages   | 3                                                     |

### Interior

|                   |                                                                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer, Water Conditioner, Window Coverings                                                                                                              |
| Heating           | Forced Air                                                                                                                                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                |
| Fireplaces        | Blower Fan, Gas, Insert, Mantle, Raised Hearth, Tile                                                                                                                                                                                                                             |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Fire Pit, Garden, Rain Gutters                                                                                                                               |
| Lot Description   | Dog Run Fenced In, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Low Maintenance Landscape, No Neighbours Behind, Pasture, Rectangular Lot, See Remarks, Treed |
| Roof              | Asphalt Shingle                                                                                                                                                       |
| Construction      | Stucco, Wood Frame                                                                                                                                                    |
| Foundation        | Poured Concrete                                                                                                                                                       |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Zoning         | CR                 |
| HOA Fees       | 250                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | Bow Realty |
|----------------|------------|

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