# \$2,350,000 - 100, 8014 338 Avenue E, Rural Foothills County

MLS® #A2229075

### \$2,350,000

5 Bedroom, 4.00 Bathroom, 2,737 sqft Residential on 4.32 Acres

NONE, Rural Foothills County, Alberta

Welcome to your dream property, an exquisite 2008-built walk-out bungalow set on a sprawling 4.32-acre estate. With a generous 2,755 square feet on the main level and an impressive total of 6,200 square feet of living space, this home is designed for both comfort and sophistication. As you arrive, a gated entrance welcomes you, leading to a beautifully paved driveway that guides you to a spacious four-car garageâ€"perfect for all your vehicles and recreational toys. For the hobbyist or tradesman, a remarkable 30 by 40 heated shop awaits, fully equipped with 220-amp service, a large bay door, and hot and cold water hookups. The shop's mezzanine provides additional storage or workspace, all set on durable asphalt, ensuring all your projects are easily accessible and organized. Step inside, and you will immediately appreciate the expansive lavout tailored for both culinary enthusiasts and those who love to entertain. The large gourmet kitchen features ample counter space, modern appliances, and flows seamlessly into the main living areas. The cozy living room serves as an inviting retreat, complete with custom built-ins and large windows that flood the space with abundant natural light, creating an airy and warm atmosphere. The primary bedroom is a true sanctuary, offering expansive windows that capture stunning views of the surrounding landscape, a walk-in closet, and a luxurious







ensuite bathroom. Indulge in relaxation with a soaking tub and a spacious walk-in steam showerâ€"your own private oasis to unwind after a long day. Two additional bedrooms on the main floor are thoughtfully connected by a convenient Jack and Jill bathroom, perfect for family or guests. Venturing to the lower level, you will discover a haven dedicated to entertainment and productivity. A custom theater room invites family movie nights and gatherings with friends, while two additional bedrooms and a large office with extensive built-in shelving provide ample space for work and rest. Outdoors, this property truly shines. Host summer barbecues on the expansive deck, take a dip in the saltwater above-ground swimming pool, or enjoy outdoor playtime in the thoughtfully designed play area complete with a play structure for children. With ample space for recreation and relaxation, this property is a perfect blend of luxury, comfort, and functionality. Experience the best of rural living while having all the conveniences of modern amenities in this exceptional walk-out bungalow retreat. Your idyllic lifestyle awaits!

#### Built in 2008

#### **Essential Information**

MLS® #	A2229075
Price	\$2,350,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,737
Square Footage Acres	2,737 4.32
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Acres	4.32
Acres Year Built	4.32 2008

Status	Active	
Community Information		
Address Subdivision City County Province Postal Code	100, 8014 338 Avenue E NONE Rural Foothills County Foothills County Alberta T1S 1A2	
Amenities		
Parking Spaces Parking	12 Quad or More Attached, RV Access/Parking	
Interior		
Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Wet Bar, Steam Room	
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings	
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas	
Cooling	Central Air Yes	
Fireplace # of Fireplaces	1	
Fireplaces	Gas, Great Room, Stone, Free Standing	
Has Basement	Yes	
Basement	Finished, See Remarks, Walk-Out	
Exterior		
Exterior Features	Basketball Court, Private Yard, Storage, Covered Courtyard, Permeable Paving	
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Many Trees, Rectangular Lot, See Remarks, Treed, Underground Sprinklers, Gentle Sloping, Paved, Secluded	
Roof	Asphalt	
Construction	Concrete, See Remarks, Stone, Stucco	
Foundation	Poured Concrete	

## **Additional Information**

Date Listed	June 9th, 2025
Days on Market	7
Zoning	CR

## **Listing Details**

Listing Office RE/MAX Complete Realty

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