# \$1,199,900 - 80057 Highwood Meadows Drive E, Rural Foothills County

MLS® #A2231183

\$1,199,900

4 Bedroom, 3.00 Bathroom, 1,558 sqft Residential on 2.13 Acres

Highwood Meadows, Rural Foothills County, Alberta

Welcome to acreage living at its finest in the sought-after Highwood Meadows subdivisionâ€"nestled on 2.13 BEAUTIFULLY LANDSCAPED acres just west of the iconic Saskatoon Farm. This UPDATED WALKOUT **BUNGALOW** seamlessly blends MODERN FARMHOUSE charm with SERENE COUNTRY LIVING, offering over 1,500 sq ft on the main level and room to grow in the partially finished lower level. Step inside to discover a bright and open living room with soaring VAULTED ceilings, HAND-SCRAPED HARDWOOD floors, and FLOOR-TO-CEILING WINDOWS that flood the space with natural light. A cozy gas fireplace, with TRAVERTINE TILE and a CEDAR MANTLE, creates a warm and inviting focal point. The dining area showcases UPDATED LIGHTING, stylish SHIPLAP feature walls, and direct access to a COVERED DECKâ€"perfect for indoor-outdoor entertaining. The kitchen is complete with CEILING HEIGHT SOFT CLOSE CABINETRY, travertine tile backsplash, UNDERMOUNT LIGHTING, and easy access to the MAIN FLOOR LAUNDRY and mudroom. The primary suite overlooks the private backyard with a WALK-IN CLOSET and a 4-piece ENSUITE featuring a GRANITE VANITY, JETTED TUB, and separate GLASS/TILE SHOWER. Two additional bedrooms and another full 4-piece bathroom







complete the main floor. Downstairs, the WALKOUT BASEMENT is drywalled with **ELECTRICAL & PLUMBING** COMPLETEDâ€"ready for your finishing touches. The spacious layout offers a MASSIVE REC/GAMES ROOM perfect for entertaining, a 4TH bedroom, a 2-piece bath, and a dedicated GYM SPACE. Step outside to the LOWER PATIO and enjoy evenings around the FIRE PIT. Additional features include: NEW WINDOWS along the back of the home, Oversized HEATED double attached GARAGE with adjacent asphalt parking pad, INVISIBLE FENCING for pets, POWERED GREENHOUSE and dedicated GARDEN AREA. Easy access to Okotoks and a short commute to Calgary. This property offers the peace and privacy of acreage living with all the conveniences of city life just minutes away. Don't miss your chance to own this exceptional home!

Built in 1994

#### **Essential Information**

MLS® # A2231183 Price \$1,199,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,558 Acres 2.13

Year Built 1994

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

# **Community Information**

Address 80057 Highwood Meadows Drive E

Subdivision Highwood Meadows

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T1S 4Y9

#### **Amenities**

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan,

Storage, Walk-In Closet(s), Central Vacuum, Granite Counters, Vinyl Windows, Jetted Tub, Recessed Lighting, Separate Entrance, Vaulted

Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner,

Water Softener

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Other, Fire Pit, Garden, Private Yard

Lot Description Landscaped, Garden, Gentle Sloping, Private, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed June 20th, 2025

Days on Market 137 Zoning CR

# **Listing Details**

Listing Office eXp Realty

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