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242075 1280 Drive W Rural Foothills County, Alberta

MLS # A2207518



\$2,945,000

Division:	NONE			
Type:	Residential/House			
Style:	2 Storey, Acreage with Residence			
Size:	3,850 sq.ft.	Age:	1974 (51 yrs old)	
Beds:	3	Baths:	5	
Garage:	Parking Pad, Triple Garage Detached			
Lot Size:	23.33 Acres			
Lot Feat:	Many Trees, Pasture, Private			

Water: **Heating:** Well Forced Air, Natural Gas Sewer: Floors: Carpet, Ceramic Tile, Hardwood Septic Field, Septic Tank Roof: Condo Fee: Asphalt **Basement:** LLD: 31-21-3-W5 Finished, Full Exterior: Brick, Wood Frame, Wood Siding Zoning: CR Foundation: **Poured Concrete Utilities:**

Features: High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters

Inclusions: N/A

Welcome to Rancho Relaxo less than 20 mins from the edge of Calgary, this one-of-a-kind property is nestled atop a hill withbreathtaking 360 degrees views of the rolling foothills of southern Alberta. This 23-acre paradise could be the perfect haven for any horse lovers, boasting miles of fencing allowing your livestock free to roam the property. With over 5,000 square feet of developed living space, this homeoffers plenty of room for you to live and grow and to come home from a busy day to the peace and comfort of a one-of-a-kind property. Inside, you' Il find three spacious bedrooms, with the option to convert the entire lower level into a place to hangout, games room or an additional fourthbedroom. The home features five well-appointed bathrooms, ensuring convenience for family and guests. Once you have stepped foot into theproperty take note of the high ceilings and the long hallway which leads you towards the massive and inviting family room, with its large windowsto make it light and bright, perfect to showcase the original wide plank hardwood floors, and cozy up to the wood-burning stove, it's a perfectgathering spot during those Christmas holidays and could you just imagine in the corner a 15-foot-tall Christmas tree. The charming kitchenoffers ample storage and custom cabinetry, opening to a bright sunroom perfect for morning coffee or evening glasses of wine. Just off thekitchen is a quaint living room, complete with a gas fireplace, makes this space inviting, comfortable and forces you to relax and unwind at theend of each day. Adjacent to the kitchen across the hallway is the large dining room which is built for hosting and entertaining and features anadditional wood-burning stove for warmth and ambiance. Step outside in any direction onto one of the several decks, each positioned to capturestunning views of the surrounding

property. Down the wooden walkway it leads you to the oversized three-car garage which includes acraftsman's workshop, a dream space for any aspiring finishing carpenter. In addition to the main residence, and the HIDDEN JEM of this theproperty, features a hidden dream cabin, offering the ultimate escape for relaxation and perfect place to unplug. Two additional outbuildings anda large shed provide ample storage and utility for caring for horses or other creative adventures. Rancho Relaxo is a meticulously maintainedsanctuary ready for you to call home. Whether you're seeking tranquility or an active rural lifestyle, this extraordinary property delivers the best of both worlds.