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**30026 226 Ave W, Rural Foothills  
Alberta T1S 5G4**

**\$1,799,900**

### Property Information

Property Type	• Residential
Property Style	• Bungalow
Beds	• 6
Baths	• 5
Taxes	• \$5,928 / 2023
Sq. Footage	• 3,638 ft
Lot Size	• 4.3 Acres
Year Built	• 2008
MLS®	• A2052370



**Daryl Carlson**  
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**RE/MAX Realty Professionals**  
#10, 6020 - 1A Street SW  
Calgary, T2H 0G3



All information regarding this property, either expressed or implied, is from sources deemed reliable and assumed to be correct. No Warranty thereof and same is submitted to possible errors and omissions.



# Property Features

- Spotless & Well Maintained
- Separate dining room
- Over 7,000 Sq Ft Developed
- Private Balcony
- Sauna
- Theatre room
- Two Levels of Development
- West Exposure
- Walkout and Separate Entrance
- Work Shop Area



Realty: RE/MAX Realty Professionals  
Main Floor: 3638.85 sf/338.06 m2  
Finished Basement: 3402.20 sf/316.07 m2  
Attached Double Garage: 842 sf/78.2 m2  
Work Shop: 2100 sf/195.09 m2  
Studio: 396.3 sf/36.81 m2  
RECA RMS: 3638.85 sf/80.63 m2

30026 226 Ave W, De Winton, AB  
Main Building: Total Exterior Area 7041.05 sq ft



# Property Description

Executive country style living at its finest! 4.3 acres on the city limits border. Over 7,000 sf of development on a custom designed walk out bungalow. Features 25' open timber beam ceilings, open floor concept & floor to ceiling windows. Corner gas fireplace, spiral staircase and natural light. Kitchen with built in features, stainless steel appliances, tiled back splash and granite. Master bed with walk-in closet, 5 pc ensuite bath, steam shower, jetted tub; three additional main floor bedrooms, laundry room & mud room. Walkout basement with separate entrance and 2 additional bedrooms with ensuite. Recreation room, gas fireplace, wet bar, wine room, sauna, exercise room, full media room. Outside patio with hot tub

