

**242118 White Post Lane W
Rural Foothills County, Alberta**

MLS # A2278456

\$1,325,000



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| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | Co-operative |
| Floors: | Carpet, Vinyl Plank | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 36-21-2-W5 |
| Exterior: | Stucco, Wood Frame | Zoning: | CR |
| Foundation: | Poured Concrete | Utilities: | Cable Internet Access, Electricity Connected, Natural Gas |

Features: Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Electric Gate Remote(s), TV Mount(s), Built-in Speakers, Wall Shelves, Refrigerator in Laundry Room, Electric Fireplace in Primary, Shed(x2), Play House, Play Structure, Outdoor Water Totes(2), Fire Pit.

Welcome Home to this beautifully upgraded and meticulously maintained two-storey home situated on a picturesque 2.18 acre lot in the highly sought after community of White Post Lane Estates, only 15 minutes from Calgary. Surrounded by mature trees and lush landscaping, this serene retreat offers exceptional privacy and breathtaking views. This home seamlessly blends timeless country charm with modern luxury with 3,635 square feet of thoughtfully updated living space. Upon entering the home, the foyer welcomes you with soaring vaulted ceilings and abundant natural light through triple-pane windows. At the heart of the home is the stunning modern farmhouse kitchen, complete with a large island and apron-front sink, newer appliances, pot filler, coffee station, as well as an expansive pantry. A cozy built-in bay window bench provides the perfect place to enjoy your morning coffee while taking in natures surroundings. The main floor also offers a front living room, a formal dining room with French doors opening to a low-maintenance composite deck, and a cozy family room highlighted by a gas fireplace with a striking stone surround with custom built-ins. A 4 piece bathroom and a thoughtfully designed farmhouse-style mudroom/laundry room featuring a sink and vintage refrigerator, complete the main floor. Convenient side access to the wraparound west-facing deck, is the perfect spot for soaking in the breathtaking views and evening sunsets. Upstairs, the primary retreat overlooks the peaceful backyard and includes a large walk-in closet and private 3-piece ensuite. Two additional generously sized bedrooms complete the upper level, one of which features a renovated ensuite 4-piece bathroom. The open-concept basement offers excellent flexibility for recreation, a home gym, or future development with the potential to add a fourth

bedroom and bathroom, with rough-ins already in place. The oversized heated double garage includes an EV charger and a dedicated workshop area. Outside is truly where the dream begins, featuring an expansive private backyard featuring a fenced vegetable garden, chicken coop, mature trees and shrubs, as well as a tasteful rock water feature. Additional upgrades include a reverse osmosis system, newer high-efficiency furnace, newer hot water tank, upgraded attic insulation, radon mitigation system, newer windows, built-in speakers and phantom screens. Enjoy the best of Country Living with nearby conveniences, including Granary Road Farmers Market, just two minutes down the road, as well as top-rated schools such as Red Deer Lake School and Tanbridge Academy (Private & 9) only 12 minutes away. An extraordinary acreage opportunity to enjoy refined, low maintenance country living with unmatched proximity to Calgary!