

# \$2,700,000 - 24008 241 Avenue E, Rural Foothills County

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MLS® #A2228555

**\$2,700,000**

8 Bedroom, 5.00 Bathroom, 3,718 sqft  
Residential on 2.00 Acres

NONE, Rural Foothills County, Alberta

Welcome to a remarkable fusion of modern elegance and acreage tranquility—an extraordinary custom-built estate nestled on a beautifully manicured 2-acre parcel, including a high-earning legal suite, just a short drive from the vibrant heart of Calgary. This exceptional 8-bedroom, 4.5-bathroom residence offers 4,941 square feet of exquisitely designed living space, crafted with a seamless blend of architectural sophistication and everyday comfort. From the moment you arrive, you're greeted by the striking contemporary design—featuring clean lines, a sleek metal roof, and purposeful elements that make this home as stylish as it is functional. Expansive floor-to-ceiling windows invite an abundance of natural light throughout, illuminating polished concrete floors and emphasizing the spacious, open-concept layout. The main dining area flows effortlessly from the state-of-the-art kitchen—complete with high-end appliances, extensive quartz countertops, custom cabinetry, and a large center island—into a generous living room with a real wood-burning fireplace, perfect for cozy gatherings and enjoying panoramic views. A dedicated den offers a quiet space for a home office or study. Each of the six well-proportioned bedrooms provides a private sanctuary, with the luxurious primary suite featuring a spa-inspired ensuite with dual vanities, a walk-in shower, makeup



vanity, and open-concept closet. The remaining bathrooms are outfitted with sleek, contemporary fixtures that reflect the home's modern character. Downstairs, the fully developed walk-out basement opens up a world of possibility, with a home theater, gym, and recreation room ready to suit any lifestyle. Adding incredible value is the thoughtfully designed 2-bedroom legal suite above the triple-attached garage, with a private entrance and full kitchen—currently generating \$2,100 per month in consistent rental income, making it ideal for investors, multigenerational living, or offsetting mortgage costs. The expansive lot includes mature landscaping, a 3,500-gallon cistern, a large deck for entertaining, and wide open spaces perfect for gardening or play—all set against sweeping prairie views. Lovingly maintained by the original owner and built with premium materials throughout, this home combines modern luxury with practical functionality. Despite its peaceful rural setting, the property is just minutes from Calgary’s city limits, the South Health Campus, top-rated schools, shopping, restaurants, and all essential services. Whether you're searching for a luxurious family retreat, a flexible multigenerational setup, or a savvy investment opportunity, this extraordinary estate offers unmatched versatility and timeless appeal. This property is a must see in person to truly take it all in. Ask your favorite realtor and come on Buy!

Built in 2011

**Essential Information**

MLS® #	A2228555
Price	\$2,700,000
Bedrooms	8
Bathrooms	5.00
Full Baths	4

Half Baths	1
Square Footage	3,718
Acres	2.00
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	24008 241 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4B8

### Amenities

Parking Spaces	20
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Fire Pit, Private Yard, Rain Gutters, Storage
Lot Description	Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees,

	Square Shaped Lot, Views
Roof	Metal
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	12
Zoning	CRA

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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