



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

4 WILLOWSIDE Place
Rural Foothills County, Alberta

MLS # A2196599



\$2,499,900

Division:	Willowside Place		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	5,055 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	6.33 Acres		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Level, Treed, Vi		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	16-21-29-W4
Exterior:	Composite Siding, Wood Frame	Zoning:	RUR 3
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Phone Paid For
Features:	Bar, Beamed Ceilings, High Ceilings, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Dishwasher, Washer and Dryer, Hot tub "as is"

Set in the heart of Willowside estates. This bright and airy home is all about living large on the prairies. White wainscoting complements Fur hardwood floors and engineered-wood beams make it a showplace you can actually live in. With four bedrooms, five baths, another bedroom downstairs (not to mention a gym, theatre and games room), it's perfect for a growing family. The main level features a sprawling great room, dining room with river stone fireplace, living room with vaulted beamed ceilings, and a den in the turret. You'll love to cook in the huge newly remodelled kitchen with its Sub-Zero fridge, six-burner stove and dual dishwashers. The roof and all windows were redone last year, this year all the exterior doors were just done. This home is meticulously maintained inside and out! Gorgeous as this home is, you won't be inside much in the summer. The multiple-level decks offer a variety of seating choices. Enjoy the majestic river stone fireplace, built-in barbecue, gas fire pit and hot tub. For the kids there's a tennis court, ground-level trampoline and playground. You'll see you won't be disappointed!!