



## 370165 79 Street Rural Foothills County Alberta

\$189,000

A little piece of heaven awaits in one of the largest lots within the gated community of Country Lane Estates. Conveniently located just minutes from both Okotoks and High River, this property is near the Aldersyde turnoff. The park offers a range of amenities, including a pool, gym, lounge, party room, playground, and dog park. While there is a shared laundry facility available, this home includes its own private laundry setup. The 2002 Ridgewood Park Model is spacious, well-maintained, and perfect for comfortable living. It features a large bedroom with ample closet space and natural light, along with a loft area ideal for visiting grandchildren. The living room boasts an open beam ceiling and sliding patio doors that lead out to a generous deck. The loft overlooks the living room, enhancing the open, airy feel of the space. The loft features another 187 sq ft that is not above grade. The galley kitchen offers plenty of cabinetry for all your necessities and extra storage. A three-piece bathroom with a large shower adds to the home's functionality and comfort. The large, beautifully landscaped lot includes a designated area for a fire pit and offers paved parking pad for extra parking options. A 10x12 shed provides extensive storage and houses a dryer, lawn mower, and electric weed trimmer. The home comes fully furnished, including a portable air conditioner, kitchen essentials, window coverings, and a portable clothes washer. All of the patio furniture will also stay along with the propane BBQ. This property is located in a peaceful part of the park, within walking distance to the river. It is truly one of the most attractive homes in the community. Country Lane Estates is a seasonal park open from April to October, making it ideal for snowbirds or as a second home for summer enjoyment. Condo fees are \$185 per month and include water and sewer services. Propane f...

Loft 17.92 Ft x 11.33 Ft

Living room 13.25 Ft x 11.33 Ft

Dining room 5.50 Ft x 7.17 Ft

Kitchen 9.50 Ft x 13.58 Ft

3pc Bathroom 7.92 Ft x 5.00 Ft

Primary Bedroom 10.00 Ft x 11.42 Ft

Other 3.58 Ft x 4.42 Ft

Listing Presented By:



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