



100 482003 - 48th Street Rural Foothills County Alberta

\$2,700,000

PRICED REDUCED ON THIS ONE OF A KIND PROPERTY! Discover unparalleled beauty, privacy, and convenience in this remarkable property nestled midway between Okotoks and High River. Set on a full 1/4 section of captivating land adorned with gentle rolling hills, epic mountain views and a creek that weaves through the property. This estate is the perfect blend of tranquility and versatility. Once home to a cattle operation and a home based business, it now offers potential for many uses such as a horse facility with pasture and farmland, or a great bed and breakfast or perhaps you might just want to make this your perfect family home. The home was custom-built in 1995 and has been impeccably maintained by its original owners. Recent upgrades include triple-pane windows, modernized light fixtures, new flooring everywhere except for the hardwood on main level, and updated appliances. The home is in "Show Home" condition, boasting a new hot tub, pool table, and more. Mechanical integrity is ensured with in-floor heating in the walk-out basement, a new electrical panel, two flawlessly maintained Lennox furnaces, and a fresh hot water tank, among other enhancements--details available in the provided renovation and upgrade list. The property features a good productive well (7 GPM) and a well maintained septic system. A dedicated private entrance leads to a spacious home office, designed for seamless operation of a work-from-home business. The kitchen, a focal point with mountain views through west-facing windows, is complemented by a screened-in sunroom on the south side--ideal for family gatherings. The main level also hosts a spacious dining area, a living room, and a second office or hobby room near the front entrance. Upstairs, five generously sized bedrooms await, each boasting finished extra storage. The primary suite impresses with a walk-in closet and a dressin...

Primary Bedroom 13.00 Ft x 13.33 Ft
Bonus Room 9.83 Ft x 11.00 Ft
Bedroom 12.00 Ft x 12.42 Ft
Bedroom 11.00 Ft x 12.08 Ft
Bedroom 9.83 Ft x 12.25 Ft
Bedroom 10.67 Ft x 11.75 Ft
3pc Bathroom .00 Ft x .00 Ft
4pc Bathroom .00 Ft x .00 Ft
Family room 19.25 Ft x 19.83 Ft

Recreational, Games room 12.67 Ft x 29.75 Ft
Recreational, Games room 13.00 Ft x 19.00 Ft
Furnace 15.00 Ft x 21.00 Ft
Storage 9.08 Ft x 9.33 Ft
2pc Bathroom .00 Ft x .00 Ft
Living room 13.00 Ft x 15.83 Ft
Dining room 11.75 Ft x 16.42 Ft
Kitchen 13.50 Ft x 14.42 Ft
Other 6.00 Ft x 9.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
RE/MAX Complete Realty

<http://www.tracybarker.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

