



## 246025 20 Street Rural Foothills County Alberta

\$1,300,000

**\*\*OPEN HOUSE Saturday Sept 21st - 12pm- 3pm\*\*** Welcome to this exceptional 4.13-acre property, conveniently situated just a short drive from Calgary. This picturesque acreage offers a perfect blend of privacy and convenience, making it an ideal retreat for nature lovers and outdoor enthusiasts alike. The property boasts a spacious oversized garage, perfect for storing vehicles, equipment, or pursuing hobbies. A charming wrap-around deck provides multiple vantage points to enjoy the stunning natural surroundings, whether you're sipping your morning coffee or entertaining guests. For those with a passion for DIY projects or hobbies, a 1,200 square foot heated shop awaits, offering ample space for creativity and craftsmanship. The land is adorned with a variety of trees, providing a serene setting that enhances the feeling of seclusion. Water is abundant with a reliable well, ensuring you'll have a consistent supply for all your needs. The location is ideal for those who enjoy recreational activities, with golf courses, fishing spots, and horse riding clubs nearby, making it easy to indulge in your favorite pastimes. This property is truly a rare find, offering a harmonious blend of space, convenience, and recreational opportunities, all just minutes from Calgary. (id:6769)

Family room 16.17 Ft x 21.00 Ft

Furnace 7.25 Ft x 11.67 Ft

3pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Dining room 10.00 Ft x 22.42 Ft

Kitchen 12.58 Ft x 16.25 Ft

Other 7.08 Ft x 9.33 Ft

Breakfast 9.25 Ft x 10.25 Ft

Workshop 30.00 Ft x 40.00 Ft

Primary Bedroom 12.50 Ft x 13.50 Ft

Bedroom 9.58 Ft x 10.25 Ft

Bedroom 9.58 Ft x 10.33 Ft

Bonus Room 11.58 Ft x 20.58 Ft

Laundry room 6.00 Ft x 12.08 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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RE/MAX Complete Realty

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



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