



279027 48 Street Rural Foothills County Alberta

\$1,299,000

Please check out videos of inside and out on the video/media link Prepare to be captivated by this exceptional walk-out bungalow with over 3800 sqft of total living space, nestled on a 2.52-acre estate. Perfectly positioned just a quick 5-minute drive to Okotoks and a mere 8-minute commute to Calgary. With 5 bedrooms (possible 6th) and 3 baths, this abode graciously accommodates both family and guests. The main floor features an inviting open-concept layout, created for hosting gatherings and creating cherished memories. There are 3 bedrooms here including a primary, as a wing of its own. Some extra features of this home is the state-of-the-art hydroxyl radical air purification system, which not only ensures pristine air quality by eradicating airborne pollutants, allergens, and even certain viruses but also places an uncompromising emphasis on safeguarding your family's health and well-being. This property further offers a water softener, reverse osmosis water system, and air conditioning. Downstairs holds 2 more bedrooms, one of which that could pose as a second primary, with a good sized 4-piece bathroom equipped with in floor heat. Complementing this level, discover a dedicated office space and an impressively spacious home gym (which could be a 6th bedroom). Step through the walk out and prepare to be entranced by the breath taking city views that stretch out before your eyes. The upper and lower decks are great sizes built with composite decking and designed to encourage gatherings and moments with this view front and centre. Whether it is a family BBQ, a serene sunset cocktail hour, or simply watching the stampede fireworks, these outdoor spaces form the canvas upon which cherished memories are painted. BONUS hidden in the tall trees, houses a commodious enclosed treehouse complete with electricity options. Envision the limitless possibilities...

3pc Bathroom 11.25 Ft x 7.50 Ft
 Other 7.25 Ft x 4.00 Ft
 Bedroom 11.08 Ft x 12.92 Ft
 Exercise room 10.92 Ft x 20.17 Ft

Bedroom 11.50 Ft x 10.83 Ft
 Breakfast 10.75 Ft x 9.25 Ft
 Dining room 11.00 Ft x 14.42 Ft
 Foyer 7.08 Ft x 14.92 Ft

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Listing Presented By:



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Bedroom 11.00 Ft x 11.50 Ft

Recreational, Games room 38.83 Ft x 24.92 Ft

Furnace 38.58 Ft x 13.58 Ft

5pc Bathroom 8.00 Ft x 7.92 Ft

5pc Bathroom 12.25 Ft x 9.67 Ft

Bedroom 11.58 Ft x 10.92 Ft

Kitchen 10.75 Ft x 11.25 Ft

Laundry room 7.67 Ft x 10.92 Ft

Living room 15.50 Ft x 20.75 Ft

Primary Bedroom 12.42 Ft x 17.67 Ft

Other 12.25 Ft x 5.58 Ft