



## 290099 1016 Drive Rural Foothills County Alberta

\$1,299,900

Welcome to this exceptional 10.45-acre walkout bungalow property ideally located between Calgary and Okotoks, offering over 2,200 sq ft of beautifully developed living space, stunning mountain views, and endless potential! This updated 5-bedroom, 2-bathroom home sits in a peaceful, private setting surrounded by mature trees and boasts a new full-width front deck—perfect for soaking in the morning sunrise—and a massive 14' x 44' west-facing deck for evening BBQs with a view. Step inside to discover a bright, modern white kitchen with stainless steel appliances, a cozy dining area, and a spacious living room where you can relax and take in the spectacular scenery. The main floor also offers three generously sized bedrooms and an upgraded 4-piece bath. The fully developed walkout basement features a large family room with patio doors to the yard, two additional bedrooms, a 3-piece bathroom, laundry area, and ample storage space. This home features many updates including a newer hot water tank, upgraded furnace, roof shingles replaced last year, and a water purification system. Outside, you'll find an oversized 26.5' x 35' heated shop, an older rewired 28' x 22' barn (sold as-is), a greenhouse, and a triple detached garage with a double door—ideal for hobbyists or car enthusiasts. With three wells on the property (two currently in use), plenty of room for animals, and easy access to Highway 2, this is the perfect setup for families, hobby farmers, or those simply seeking peace and space. Opportunities like this are rare—come see it for yourself! (id:6769)

3pc Bathroom 8.17 Ft x 7.58 Ft

Bedroom 12.42 Ft x 11.33 Ft

Bedroom 11.75 Ft x 10.50 Ft

Laundry room 8.17 Ft x 4.50 Ft

Recreational, Games room 19.58 Ft x 13.67 Ft

Storage 10.17 Ft x 4.42 Ft

Furnace 11.17 Ft x 8.42 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Bedroom 11.17 Ft x 10.08 Ft

Bedroom 11.92 Ft x 7.67 Ft

Foyer 11.92 Ft x 10.08 Ft

Kitchen 13.00 Ft x 11.92 Ft

Living room 23.92 Ft x 12.83 Ft

Primary Bedroom 11.92 Ft x 11.25 Ft

Listing Presented By:



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