



290153 96 Street Rural Foothills County Alberta

\$1,100,000

Welcome to acreage living at its finest!! This charming 4-bedroom, 3-bathroom house is located in beautiful Foothills County within minutes of Okotoks, Calgary and High River! This property is brimming with character and offers a warm and inviting atmosphere that will make you feel right at home the moment you walk in. Step inside and be greeted by a spacious open-concept layout, allowing for seamless flow between the living, dining, and kitchen areas. The beautiful Brazilian hardwood catches the natural light streaming through the large windows (ALL replaced in 2022 - except garage windows) beautifully, creating an airy ambiance throughout the entire space. The well-appointed kitchen features modern appliances (all replaced within last 2 years), ample cupboard space, and a huge breakfast bar perfect for enjoying casual meals or entertaining guests. The master bedroom is a true sanctuary large enough for that king sized bedroom suite and still room for a comfy chair! Complete with a 4-pc ensuite for added privacy and convenience (heated floor!!). The additional bedroom is generously sized with it's own large nook area perfect for a desk, reading chair, or whatever you fancy! Heading downstairs to the gorgeous walk-out basement you will be greeted by a HUGE, pub style wet bar, a large area for games tables, darts, pool table, or exercise equipment. Beyond that is another large family room area where you can cozy up to the stone gas fireplace and watch a great movie or your favorite TV show! Head on down the hall to either of the two large bedrooms, laundry room (new washer/dryer in 2022), or even take a shower or a STEAM in the amazing 3-pc bathroom. Wherever you go in the basement, your feet will be warm - heated floors throughout! With a 4 ACRE 'backyard', this p...

Bedroom 11.50 Ft x 16.00 Ft

Bedroom 14.25 Ft x 8.67 Ft

3pc Bathroom 9.67 Ft x 6.67 Ft

Family room 13.50 Ft x 19.17 Ft

Other 13.25 Ft x 15.75 Ft

Dining room 8.58 Ft x 19.33 Ft

Living room 11.17 Ft x 16.25 Ft

Primary Bedroom 12.42 Ft x 16.67 Ft

4pc Bathroom 6.00 Ft x 8.75 Ft

Bedroom 12.42 Ft x 12.83 Ft

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

Listing Presented By:



Originally Listed by:
MAXWELL CANYON CREEK



Real Estate Professionals Inc.

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

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

Laundry room 8.00 Ft x 15.08 Ft

2pc Bathroom 6.00 Ft x 5.33 Ft

Kitchen 19.50 Ft x 11.67 Ft