



## 386248 16 Street Rural Foothills County Alberta

\$1,090,000

ATTN CONTRACTORS AND INVESTORS! This is the definition of POTENTIAL! This beautiful home sits on almost 10 acres with the most breathtaking view of the foothills. Sit on your huge deck and watch the sunrise every morning with Okotoks and mountain views in sight. Only a 5 minute drive from Okotoks and has over 3000 square feet above grade! There are 4 bedrooms, 4 bathrooms, 2 kitchens, 2 living rooms, triple car garage, and 360 degrees of beautiful foothills views! Above the garage is the SEPERATE SUITE in great condition with a full kitchen, full bath, and bedroom. There are out buildings/barn on the property for your chickens and horses. A ton of potential and a fantastic location with view of rolling hills and mountain peaks you will be sure to fall in love with this amazing property. Book your private viewing today. (id:6769)

Recreational, Games room 12.92 Ft x 24.50 Ft

Storage 7.58 Ft x 5.75 Ft

Furnace 9.75 Ft x 24.42 Ft

2pc Bathroom 5.25 Ft x 4.42 Ft

Breakfast 11.50 Ft x 12.08 Ft

Den 9.58 Ft x 12.50 Ft

Family room 13.58 Ft x 24.50 Ft

Foyer 9.42 Ft x 6.83 Ft

Foyer 7.67 Ft x 6.00 Ft

Kitchen 10.00 Ft x 12.25 Ft

Laundry room 9.50 Ft x 11.08 Ft

Living room 14.83 Ft x 24.50 Ft

Office 9.50 Ft x 9.92 Ft

3pc Bathroom 4.83 Ft x 9.58 Ft

4pc Bathroom 8.50 Ft x 7.08 Ft

Bedroom 11.58 Ft x 9.92 Ft

Bedroom 11.58 Ft x 12.67 Ft

Primary Bedroom 12.00 Ft x 13.00 Ft

4pc Bathroom 4.75 Ft x 9.50 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.paulbrennand.com/>



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)