



402021 14 Street Rural Foothills County Alberta

\$1,398,000

JUST LISTED and ONLY 2 MINUTES SOUTH OF OKOTOKS! OH WOW This fully finished WALKOUT BUNGALOW is ideally situated on 3.52 ACRES with AMAZING UNOBSTRUCTED MOUNTAIN VIEWS and is on a QUIET CUL-DE-SAC location! The OVERSIZED HEATED TRIPLE ATTACHED GARAGE is one of a kind, large enough for all your vehicles, and even has a DOG WASH! INSULATED WITH THERMOFOIL this home is very energy efficient. High ceilings throughout including 23' vaulted dining room ceilings, 17' vaulted living room ceilings, 9' ceilings in the lower level. LARGE WINDOWS and BEAUTIFUL FINISHINGS! Gorgeous CHEF KITCHEN with ESPRESSO CABINETRY, MAPLE DOVETAIL SOFT-CLOSE DRAWERS, GRANITE COUNTERTOPS, VIKING 6 BURNER GAS STOVETOP, commercial grade 42" BUILT-IN NORTHLAND REFRIGERATOR, BOSCH DOUBLE OVENS, huge pantry, OAK HARDWOOD & HEATED MARBLE FLOORING, double sided dining room and front entrance gas fireplace, & huge mudroom. The king-sized primary bedroom has amazing mountain views, private access to the full sized maintenance free deck, 2nd gas fireplace, 6 PCE ensuite bathroom including tiled steam shower, 2 sinks, and huge walk-in closet. The main level office is tucked away on the side of the home and is very private. If desired easily convert the office to a 2nd main level bedroom as there is plenty of space to add a closet. The LOWER WALKOUT LEVEL has large windows, 2 great sized recreational areas, WET BAR, 3 bedrooms, 2 ensuite bathrooms including a Jack & Jill bathroom, another den/office area, and is roughed in for a cozy wood burning fireplace. So many extras in this home - TRIPLE GLAZED WINDOWS insulated with low pressure expansion foam, roughed-in radiant in-floor basement slab heating, central air conditioning, wider handicapped access hallways, 8' doors, fenced yard, storm/tornado room in lower level, pot lights, under cabinet lightening, knockdown ceiling, 2 high efficient furnaces, be...

Recreational, Games room 24.50 Ft x 21.50 Ft

Bedroom 15.50 Ft x 12.00 Ft

5pc Bathroom 9.00 Ft x 7.50 Ft

Kitchen 19.00 Ft x 16.00 Ft

Dining room 16.50 Ft x 12.00 Ft

Living room 20.00 Ft x 15.00 Ft

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

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<https://jeffackerman.com/>



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Bedroom 13.50 Ft x 13.00 Ft
Bedroom 17.00 Ft x 12.50 Ft
4pc Bathroom 9.50 Ft x 6.50 Ft
Den 12.50 Ft x 12.00 Ft
Office 13.50 Ft x 10.00 Ft
Furnace 31.00 Ft x 9.00 Ft
Other 9.00 Ft x 8.00 Ft

Family room 13.50 Ft x 12.50 Ft
Primary Bedroom 15.00 Ft x 14.00 Ft
5pc Bathroom 12.50 Ft x 10.00 Ft
Office 11.50 Ft x 11.50 Ft
2pc Bathroom 7.00 Ft x 5.00 Ft
Laundry room 12.50 Ft x 11.50 Ft