



402036 9 Street Rural Foothills County Alberta

\$1,700,000

Stunning 6.52-Acre Estate with Walkout Bungalow & Impressive Amenities only minutes to Okotoks. Discover the perfect blend of comfort, space, and outdoor adventure at 402036 9 Street West. This 1,962 sq. ft. bungalow features a fully developed walkout basement and sits on a picturesque 6.52-acre lot. Open floorplan with 3 bedrooms up and 1 more downstairs. The walkout basement is developed with a massive recreation room, cold room and laundry. Designed for both relaxation and recreation, the property includes a triple attached garage and a 40' x 60' steel structure shop with running water--perfect for hobbies, storage, or a workshop. Enjoy year-round outdoor living with an above ground pool, hot tub, and a wrap around deck, ideal for gathering with family and friends. For the nature enthusiast, a zip line adds excitement, while the greenhouse allows for homegrown produce. Inside, the spacious layout offers an inviting atmosphere, seamlessly blending modern convenience with rural tranquility. With its walkout design, the lower level provides additional living space and direct access to the sprawling backyard. Located in a serene setting yet just minutes from essential amenities, this unique property is a rare find. Experience the best of country living with all the modern comforts you desire! (id:6769)

4pc Bathroom 4.83 Ft x 13.75 Ft

Bedroom 11.83 Ft x 11.58 Ft

Laundry room 14.83 Ft x 12.83 Ft

Office 14.83 Ft x 11.75 Ft

Recreational, Games room 33.83 Ft x 22.75 Ft

Storage 12.50 Ft x 8.50 Ft

Furnace 12.50 Ft x 18.83 Ft

Cold room 5.25 Ft x 9.58 Ft

2pc Bathroom 6.58 Ft x 3.75 Ft

4pc Bathroom 4.83 Ft x 10.67 Ft

5pc Bathroom 12.92 Ft x 15.75 Ft

Bedroom 10.58 Ft x 10.58 Ft

Bedroom 13.75 Ft x 10.67 Ft

Dining room 9.33 Ft x 11.33 Ft

Foyer 7.75 Ft x 6.67 Ft

Kitchen 13.08 Ft x 12.17 Ft

Living room 21.08 Ft x 19.08 Ft

Other 6.50 Ft x 8.42 Ft

Primary Bedroom 14.83 Ft x 12.92 Ft

Listing Presented By:



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



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