



# 482003 48th Street Rural Foothills County Alberta

\$2,700,000

This exceptional property is located right between Okotoks & High River, and only 15 minutes from Calgary. The Tongue Creek runs through this quarter section where 95 acres are cultivated farm Land, yielding a great crop every year. Farm it yourself, or lease it to a farmer who will gladly pay to take care of it for you. This property is landlocked, giving you treasured privacy. The home built in 1995 is in pristine condition and has had only 1 owner. All components of the home have been lovingly restored and cared for over the years. Recently, new triple pane windows were installed, all poly B plumbing was removed and replaced with new Pex. There is too much to mention here. With 5 spacious bedrooms all upstairs, including a dressing room off the master suite, main floor laundry, 4 bathrooms, a very large office area with it's own separate entrance from the front porch. A main floor bonus room and sunroom as well. The basement walk-out boasts cozy in-floor heat, a full kitchenette with 2 wall ovens and extra fridge, pool table, family room recreation space and a beautiful hot tub on the concrete patio outside. The 2400 Sq. Ft. SHOP with Mezzanine has a concrete floor, workbench, excellent insulation and water with a 16' and a 12' door for your larger toys and equipment. The Equipment shelter is also a great space for feed storage if you want to have some cows and horses. There are 2 automatic waterers there too. With plenty of water on the 1/4 you can build another house or 2 on this land. It is truly a one of a kind home with an unbeatable location and gorgeous mountain views. (id:6769)

Primary Bedroom 13.00 Ft x 13.33 Ft  
 Bedroom 12.00 Ft x 12.42 Ft  
 Bedroom 11.00 Ft x 12.08 Ft  
 Bedroom 9.83 Ft x 12.25 Ft  
 Bedroom 10.67 Ft x 11.75 Ft  
 Family room 19.25 Ft x 19.83 Ft  
 Recreational, Games room 12.67 Ft x 29.75 Ft  
 Recreational, Games room 13.00 Ft x 19.00 Ft  
 Furnace 15.00 Ft x 21.00 Ft  
 Storage 9.08 Ft x 9.33 Ft

Living room 13.00 Ft x 15.83 Ft  
 Kitchen 13.50 Ft x 14.42 Ft  
 Dining room 11.75 Ft x 16.42 Ft  
 Other 6.00 Ft x 9.33 Ft  
 Den 10.08 Ft x 10.00 Ft  
 2pc Bathroom 8.08 Ft x 10.00 Ft  
 Office 21.25 Ft x 23.58 Ft  
 Laundry room 8.08 Ft x 10.00 Ft  
 Other 8.00 Ft x 8.00 Ft

Listing Presented By:



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