



## 56053 Ridgeview Drive Rural Foothills County Alberta

\$1,250,000

Discover the perfect blend of space, comfort, and convenience on this picturesque 4.45-acre property just a quick 15-minute paved drive from Calgary and equally close to Okotoks. This thoughtfully updated two-storey, 4-bedroom, 2.5-bath home offers over 2,300 sq. ft. of welcoming living space, featuring an attached heated double garage, durable clay tile roofing, and a partial wraparound deck to enjoy stunning, uninterrupted western valley views. Inside, you'll find a warm, updated kitchen with granite countertops, cherry maple hardwood floors, top-quality KitchenAid stainless steel appliances, and a Thermador Professional gas range with grill—perfect for gatherings with family and friends. Relax by the wood stove insert fireplace in the family room or retreat to the primary suite, complete with its own wood-burning fireplace, walk-in closet, and a renovated ensuite featuring a spacious aeration tub and separate shower. Three additional generously sized bedrooms and an updated 4-piece bathroom complete the upper level. Modern comforts include two newer high-efficiency furnaces and a water heater installed just three years ago. The beautifully landscaped yard, filled with mature trees and flowers, also offers plenty of space for RV and recreational vehicle parking. Outbuildings include a versatile 24'x24' workshop/horse barn, greenhouse, storage shed, and hay shed. With Catholic and public K-9 schools and the Scott Seaman Sports Rink all within a five-minute drive or easy school bus ride, plus the South Health Campus only 16 minutes away, this value-priced acreage rivals the cost of many 25-foot city infills—offering so much more room to live, grow, and enjoy. (id:6769)

4pc Bathroom 9.50 Ft x 4.92 Ft  
4pc Bathroom 12.50 Ft x 11.42 Ft  
Bedroom 13.25 Ft x 8.25 Ft  
Bedroom 10.42 Ft x 9.50 Ft  
Bedroom 13.42 Ft x 11.42 Ft  
Primary Bedroom 25.25 Ft x 16.75 Ft

Cold room 6.58 Ft x 5.67 Ft  
Storage 6.58 Ft x 5.67 Ft  
Furnace 27.08 Ft x 14.25 Ft  
2pc Bathroom 6.75 Ft x 5.33 Ft  
Dining room 13.58 Ft x 6.67 Ft  
Family room 27.25 Ft x 12.92 Ft

a

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

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



**Real Estate Professionals Inc.**

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

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

Other 9.50 Ft x 5.08 Ft

Other 20.00 Ft x 11.83 Ft

Den 13.75 Ft x 12.33 Ft

Living room 19.67 Ft x 15.00 Ft

Recreational, Games room 26.17 Ft x 23.83 Ft