



## 98060 2248 Drive Rural Foothills County Alberta

\$1,495,000

**\*\*FANTASTIC LOCATION\*\*** 19.61 acres with hundreds of mature trees just south of Dunbow Road! Great farm house, double attached heated garage, out buildings and a GIGANTIC QUONSET, 40X122!! This one owner home offers a spacious, eat-in, country kitchen and living room with hardwood floors. The upper level primary bedroom includes a 2 piece ensuite with vinyl plank flooring and large closet. Also on the upper level are 2 more bedrooms and the 4 piece bathroom, perfect for the children or guests. The lower level family room has plenty of space and features a bar and cozy wood burning fireplace. A great place to curl up on those chilly days. The lower level laundry room has lots of storage and freezer area. If you need more storage room, the crawl space has plenty of it. Between the kitchen and oversized, double, heated garage is a huge mud room, ideal for shoes, boots, hats, coats, backpacks, etc. Every acreage should have one! There's fresh paint throughout and new carpet on the upper level. Off the kitchen is a newer large deck to enjoy your morning coffee and outdoor family dinners. This property has hundreds of beautiful mature trees, 2 wells, a paved driveway, is fenced and cross fenced, shelters, sheds and the massive quonset is 40 X 122 Ft. EXTREMELY RARE! A quick possession is possible. Minutes to Calgary and Okotoks. Close to schools, shopping and easy access to Macleod Tr., Deerfoot Tr. and Stoney Tr. Bring your horses, cats, dogs or classic cars and bring your dreams!! (id:6769)

Laundry room 9.17 Ft x 10.50 Ft

Family room 14.58 Ft x 20.25 Ft

Other 9.33 Ft x 9.50 Ft

Living room 12.00 Ft x 17.83 Ft

Kitchen 12.83 Ft x 15.08 Ft

Dining room 8.33 Ft x 12.83 Ft

Other 4.33 Ft x 5.75 Ft

Other 4.75 Ft x 22.00 Ft

Primary Bedroom 13.00 Ft x 13.58 Ft

Bedroom 10.00 Ft x 11.67 Ft

Bedroom 8.58 Ft x 10.42 Ft

2pc Bathroom 4.75 Ft x 7.25 Ft

4pc Bathroom 5.33 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Foothills Real Estate



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