



113022 2453 Drive Rural Foothills County Alberta

\$1,125,000

Has the country been calling? This 20-acre acreage will check off all the boxes! Tucked just south of Aldersyde and perfectly positioned between High River and Okotoks, this exceptional 20.44 acre property offers the best of country living while still offering convenient access to all amenities. With easy access to Highway 2--you'll enjoy both accessibility and privacy with mature trees sheltering the home to create a peaceful setting. The property is well-equipped for acreage living, featuring multiple outbuildings including a barn (with electricity and water), chicken coop, animal shelter, multiple sheds for storage and an unique converted shelter that is now a charming play space for the kids. A double detached garage adds functionality and storage for vehicles, tools, and toys. This 4- level split home w/over 2,300 sq.ft has been thoughtfully updated and offers a bright, open-concept main floor with vaulted ceilings offering an abundance of natural light. The kitchen has been updated with plenty of cabinets, country chic wood counters, newer appliances, a large island with room for stools plus tons of storage to make the space super functional. Don't forget about the convenient Roomba docking station...such a smart feature. A built-in coffee bar keeps the main space clutter free, and the additional pantry space adds practicality. The spacious living and dining areas flow seamlessly together. The dining area can host your large family functions with ease. An open, modern railing leads to the upper level where you will find two well-sized bedrooms. The primary bedroom has great wood accents and there is plenty of room for your king bed. A 4-pc bathroom finishes off this level. The third level offers two additional bedrooms with great decor features and a shared three-piece bath--ideal for family or guests. The lower level features a generous rec room with newer ca...

Primary Bedroom 13.33 Ft x 11.42 Ft

Bedroom 13.33 Ft x 10.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Family room 21.75 Ft x 21.83 Ft

Bedroom 10.50 Ft x 9.92 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 13.58 Ft x 12.42 Ft

Dining room 8.58 Ft x 10.00 Ft

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Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<https://www.perraulthomes.com/>

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Bedroom 12.00 Ft x 9.67 Ft

Living room 23.58 Ft x 21.75 Ft