

16006 274 Avenue Rural Foothills County Alberta

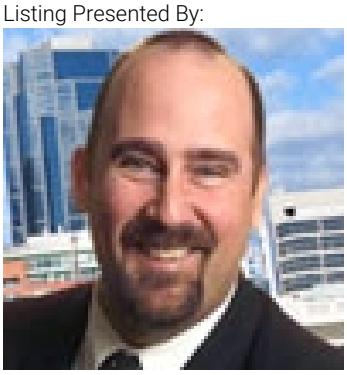
$1,625,000

Welcome to Multi Generational country living just minutes from the city -- an exceptional, fully finished 6-bedroom walkout bungalow set on an incredibly private, treed 9.1-acre parcel. Perfect for multi-family living, extended family or those who love space, convenience and active family life.Highlights:5,513+ sq. ft. of thoughtfully designed living space -- virtually two homes in one: identical main floor and walk-out lower level floor plans.3 beds / 3 baths on the main level and 3 beds / 3 baths on the lower level -- ideal for multi-generational living, or guests.Two full chef's kitchens (both with gas ranges) -- entertain upstairs, let teens or in-laws run their own show downstairs.Oversized great rooms on both levels with gas fireplaces and soaring ceilings (10' on main; 9' on walkout). Two Laundry Rooms! Two separate master suites -- each with enormous ensuites and double / Triple walk-in closets.Ample additional bedrooms and bathrooms on each level for family, guests and flexibility.Grand front entrance and former roundabout driveway give a great arrival experience.Triple oversized heated garage with direct entry to the main floor -- mudroom convenience for hockey gear, bikes and boots.Circular driveway, private setting surrounded by Saskatoon bushes and a mature forest -- tons of outdoor play and privacy.Fabulous outdoors: nearly 10 acres for kids to roam, explore the woods, ride bikes or build forts -- yet only minutes from amenities.Location & Lifestyle:Only ~10 minutes to Okotoks and ~10 minutes to Calgary's South Health Campus.Two schools and Scott Seaman Sports Rink just 2 minutes away -- close to school, and hockey.Country tranquility with city convenience -- perfect for families who want acreage and access to urban services.Imagine pulling in after work, dropping hockey bags in a warm garage, watching kids disappear into their own backyard wilderness...

2pc Bathroom 5.75 Ft x 4.08 Ft
3pc Bathroom 7.42 Ft x 8.08 Ft
4pc Bathroom 9.92 Ft x 18.25 Ft
Bedroom 14.25 Ft x 11.83 Ft
Bedroom 12.08 Ft x 11.92 Ft
Primary Bedroom 15.92 Ft x 18.08 Ft

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Bedroom 11.75 Ft x 11.92 Ft
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Primary Bedroom 16.08 Ft x 18.00 Ft

Listing Presented By:



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