



206020 Highway 762 Rural Foothills County Alberta

\$1,100,000

Welcome to your dream home, nestled in some of Alberta's most breathtaking countryside. This picturesque property sits on over 6 acres of pristine beauty, surrounded by wildlife and nature. Located just minutes from Bragg Creek and less than a half-hour from Calgary, this walkout bungalow offers the perfect sanctuary for you to escape to while still being close to all amenities. Step inside to discover a seamless blend of cozy and modern elements, with over 4,000 sq ft of total developed living space. Massive windows and vaulted ceilings flood the entire home with natural light, offering amazing views from every room. The main floor features three bedrooms, including an expansive primary suite with a fireplace, walk-in closet, and a 5-piece ensuite. You'll also find a laundry room, an additional 5-piece bathroom, a mudroom, and an open-concept kitchen and dining area that opens onto a large deck, creating an indoor-outdoor oasis. Head downstairs to the gorgeous open-to-below walkout basement, which boasts a large rec room, two additional bedrooms, a den, and a 3-piece bathroom. Additional highlights include a fenced-in dog run and an invisible dog fence around the perimeter. The oversized detached garage, with double doors, offers over 750 sq ft of space. The well, water and septic systems have been recently tested and serviced. Don't miss the opportunity to own this secluded gem in rural Foothills County, just minutes from civilization. Contact your favourite realtor today to schedule a private showing! (id:6769)

3pc Bathroom 6.08 Ft x 9.83 Ft

Bedroom 13.42 Ft x 13.92 Ft

Bedroom 16.08 Ft x 13.92 Ft

Office 13.00 Ft x 15.75 Ft

Recreational, Games room 32.92 Ft x 38.58 Ft

Furnace 12.83 Ft x 28.42 Ft

5pc Bathroom 10.42 Ft x 8.67 Ft

5pc Bathroom 13.17 Ft x 14.08 Ft

Bedroom 10.67 Ft x 12.42 Ft

Bedroom 10.00 Ft x 12.42 Ft

Dining room 11.75 Ft x 14.92 Ft

Foyer 9.17 Ft x 15.33 Ft

Kitchen 17.58 Ft x 16.50 Ft

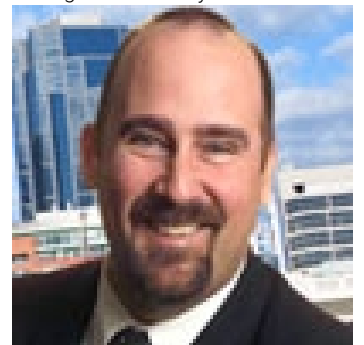
Laundry room 8.33 Ft x 6.25 Ft

Other 9.50 Ft x 8.67 Ft

Primary Bedroom 19.67 Ft x 18.25 Ft

Other 12.08 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

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

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca