



# 218025 298 Avenue Rural Foothills County Alberta

\$995,000

Welcome to your idyllic country retreat! Set on 6.86 acres, this stunning property offers a perfect blend of rural charm and modern amenities, conveniently located just 20 minutes from Calgary and 15 minutes from Okotoks. The property offers mature trees, fruit producing trees and wildlife year round. The centerpiece of this property is a beautiful A-frame character home featuring 2 bedrooms and 2 bathrooms. Cozy up by the wood stove on the main floor or step out onto the upstairs balcony to enjoy serene views of the countryside. This house offers new appliances and recent renovations. With a main floor master bedroom and laundry, this house still offers functionality for those also seeking an outdoor lifestyle. For the hobbyist or car enthusiast, there's a spacious heated 3-car garage that includes a 600 sq ft finished living space attached to it. This versatile area comes with a full bathroom and an extra sink, offering additional living or work options while maintaining the functionality of the garage. There is also an extra heated single car garage, all with 220V power. The property is fully equipped for animal lovers and gardeners alike, with multiple outbuildings, including 4 horse shelters, 2 sheds, chicken coops, a greenhouse, lawn mower shed, auto waterer, and two fenced horse pastures. Enjoy the peaceful surroundings with a large pond, garden, and the added security of a fully fenced property with an electric gate at the entrance. For those seeking more land, there is an additional 2.6-acre parcel attached to this property, available for purchase to extend your retreat. Don't miss the opportunity to own this incredible piece of paradise, offering a rural lifestyle with the convenience of city proximity! (id:6769)

Bedroom 18.00 Ft x 12.00 Ft  
3pc Bathroom Measurements not available  
4pc Bathroom Measurements not available

Primary Bedroom 12.75 Ft x 9.00 Ft  
Kitchen 10.17 Ft x 8.00 Ft  
Living room 12.00 Ft x 18.17 Ft

Listing Presented By:



Originally Listed by:  
2 PERCENT REALTY

### RE/MAX Realty Professionals

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

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