

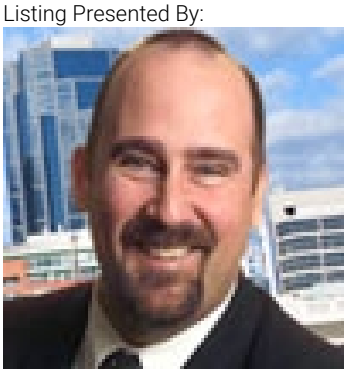
258244 10 Street Rural Foothills County Alberta

$2,125,000

If you've been searching for an acreage that truly has it all, this 3.61-acre property is one you need to experience in person. Located on pavement just 6 minutes to Okotoks and 10 minutes to Calgary, it offers the perfect balance of peaceful country living with incredible convenience. Whether you're a car enthusiast, operate a home-based business, or simply want your kids to grow up exploring the outdoors, this property delivers. Wander private walking trails, build tree forts in the forest, collect fresh eggs from the chicken coop, keep bees, or enjoy the open green space for soccer, family gatherings, and endless adventures. The charming Craftsman-style home welcomes you with Hardie board siding and an oversized heated triple attached garage. Offering nearly 5,000 sq. ft. of developed living space, the tiled foyer with feature wall opens into a vaulted living room with a grand natural gas fireplace, stone surround, wood mantel, and beautiful south-facing views of the treed backyard. The kitchen features ceiling-height cabinetry, quartz countertops, a large island, panel-ready refrigerator, gas range, clever pull-up cupboards, corner pantry, and open sightlines into the bright dining area. The main floor includes the primary bedroom, office/music room, laundry, and all principal living spaces. The primary room offers two walk-in closets and a luxurious ensuite with a dual-sink granite vanity, soaker tub, oversized custom tiled shower with multiple body jets, glass shower door, and built-in cabinetry. Upstairs, families will love the bonus room above the garage, an open-to-below walkway, and two oversized bedrooms, each with a massive walk-in closet, homework station, and private vanity sink. The Jack-and-Jill bathroom features a separate toilet and shower area, making busy mornings easy for everyone. The basement offers heated epoxy floors, 10-foot ceilings, a we...

2pc Bathroom Measurements not available
5pc Bathroom Measurements not available
Bedroom 14.25 Ft x 14.25 Ft
Bedroom 14.25 Ft x 14.83 Ft
Media 13.08 Ft x 16.17 Ft
2pc Bathroom Measurements not available
5pc Bathroom Measurements not available
Den 13.42 Ft x 14.25 Ft

Listing Presented By:



Originally Listed by:
Real Broker

http://mattburnham.com/

RE/MAX Realty Professionals

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Family room 25.92 Ft x 28.75 Ft

3pc Bathroom Measurements not available

Bedroom 9.92 Ft x 13.83 Ft

Bedroom 14.92 Ft x 11.50 Ft

Recreational, Games room 21.58 Ft x 34.67 Ft

Storage 16.00 Ft x 9.92 Ft

Dining room 9.58 Ft x 14.08 Ft

Foyer 9.08 Ft x 8.67 Ft

Kitchen 12.83 Ft x 14.08 Ft

Laundry room 17.17 Ft x 9.42 Ft

Living room 16.75 Ft x 18.83 Ft