



274172 112 Street Rural Foothills County Alberta

\$3,099,000

Beautiful, contemporary, like new, fully developed walkout bungalow on lovely 60 acres in Foothills County, about 20 minutes to Calgary and approx. 15 minutes to Okotoks. The land is gently sloped and has a wonderful mixture of trees and open areas. The virtually new, 1 year-old home was built by Bradmar Homes in 2023 and contains expansive windows throughout allowing calming views of nature from virtually every room. A long winding driveway leads to a wonderful private setting for this home where one feels tranquility and a sense of escape. The home has efficient and modern construction materials and is a practical design for family living and entertaining. The main floor contains a grand living room space with full height windows, open to dining area and gourmet kitchen with large island, pantry, and high-quality SS appliances. The primary has full height windows and spa like ensuite. There are 2 additional bedrooms, one including a kid's playing loft, 4-piece jack & jill bathroom, 2-piece powder room, large laundry room with built ins. The lower level has expansive recreation room and gym with glass wall, corner home office, additional bedroom, 4-piece bath and large unfinished room with separate entrance. Some additional features include triple pane windows, A/C, custom on site cabinetry, metal roof, aggregate front porch, sidewalk and patio, low maintenance soffits, metal and engineered simulated woodgrain exterior, 200-amp service, excellent well and there is also a Mobile home at the front of the property currently rented. The seller will remove mobile home before possession if desired. The large land parcel provides endless options for enjoyment and further custom treatment. (id:6769)

Family room 22.75 Ft x 32.50 Ft
Exercise room 16.50 Ft x 14.50 Ft
Bedroom 10.92 Ft x 13.83 Ft
Office 12.92 Ft x 14.50 Ft
4pc Bathroom 5.50 Ft x 7.83 Ft
Storage 26.75 Ft x 18.75 Ft

Bedroom 18.33 Ft x 12.08 Ft
Bedroom 14.67 Ft x 11.42 Ft
Laundry room 8.33 Ft x 13.83 Ft
Living room 22.17 Ft x 16.42 Ft
Pantry 8.42 Ft x 7.17 Ft
4pc Bathroom 14.83 Ft x 12.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
Royal LePage Solutions

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

RE/MAX Realty Professionals

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

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

Kitchen 21.42 Ft x 14.50 Ft

Dining room 11.83 Ft x 7.75 Ft

Primary Bedroom 16.92 Ft x 15.33 Ft

4pc Bathroom 11.58 Ft x 10.25 Ft

2pc Bathroom 7.75 Ft x 2.67 Ft

Loft 5.92 Ft x 10.42 Ft