



# 306151 48 Street Rural Foothills County Alberta

\$839,900

Getting tired of sharing your yard with your neighbours? Want to be out of the city limits but still a hop, skip and a jump away from the action? Then you'll want to view this home! Conveniently located just 10 minutes from Calgary and 10 minutes from Okotoks, this home makes commuting a breeze. With over 1800sf of MAIN FLOOR living space, this well-maintained property is located on a 2.52 acre lot with mature trees, beautiful green grass and a treed berm. This is the perfect home for a busy family or for those seeking more privacy. The front yard faces an open field and catches some of the best sunrises our big sky has to offer. The back yard is fully fenced, allowing children and pets the freedom to play safely. The HUGE north-facing back deck is a great place to kick back and relax. Recent upgrades include: 50-year shingles installed on the house less than a year ago, new siding on double detached garage, exterior trim panting, new roof, quartz countertops & tiled backsplashes in kitchen and bathrooms, fresh carpet on the stairs leading to the basement, fresh interior wall/trim paint, stainless steel appliances and more! This home is fully move-in ready and will easily lend itself to any ideas you can dream. This AIR CONDITIONED home showcases an open concept floor plan with vaulted ceilings, main floor laundry, bathrooms and 3 bedrooms. The master bedroom boasts a 4 piece ensuite and a walk-in closet. Besides the 4th fully finished basement bedroom, the basement is largely undeveloped, with 9' ceilings and insulated core foundation...a clean slate. This home shines in person. (id:6769)

Bedroom 16.17 Ft x 12.25 Ft  
Living room 19.42 Ft x 14.58 Ft  
Dining room 16.08 Ft x 9.50 Ft  
Kitchen 16.33 Ft x 11.42 Ft  
Laundry room 14.25 Ft x 6.67 Ft

Primary Bedroom 14.25 Ft x 14.08 Ft  
Bedroom 12.50 Ft x 12.00 Ft  
Bedroom 12.50 Ft x 12.00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

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