



320016 402 Avenue Rural Foothills County Alberta

\$1,336,000

Set on nearly 8.3 private, fully fenced acres with sweeping mountain views, this beautifully maintained and extensively landscaped property offers the perfect balance of peaceful country living and modern convenience, located approximately 15 to 20 minutes from Okotoks and just 30 minutes from Calgary. Built in 2008, this walkout bungalow offers 1,874 sq. ft. on the main floor plus an approximately 1,874 sq. ft. finished walkout basement, providing nearly 3,700 sq. ft. of developed living space. Features include 6 bedrooms, 4 bathrooms, a flexible den/gym, 9-foot ceilings up and down, main floor laundry, central air conditioning, a heated attached three-car garage, enclosed back porch, spacious deck, and unobstructed mountain views with both sunrise and sunset exposure. Infrastructure includes two wells (approximately 9 GPM and 15+ GPM), a backup cistern, a 14 kW natural gas standby generator, 200-amp electrical service, livestock fencing, and page wire fencing for dogs. The thoughtfully landscaped grounds feature hundreds of mature lilacs, spruce, shade and ornamental trees, fruit trees, an oak tree, a newly established rose hedge, a large garden area, and multiple fire pit areas and park like paths. Nearly all landscaping has been water-lined and mulched. Outbuildings include a 40 x 50 barn/shop with a 1,200 sq. ft. upper level, a 24 x 40 lean-to, a 12 x 16 shed, additional outbuildings, garden sheds, etc. Located on a well-maintained Okotoks school bus route. (id:6769)

Recreational, Games room 16.25 Ft x 30.67 Ft

Recreational, Games room 11.42 Ft x 16.00 Ft

Bedroom 9.83 Ft x 14.75 Ft

Bedroom 10.42 Ft x 11.00 Ft

Bedroom 10.25 Ft x 10.33 Ft

4pc Bathroom 11.08 Ft x 11.17 Ft

Exercise room 7.83 Ft x 14.42 Ft

Living room 15.00 Ft x 17.42 Ft

Kitchen 13.25 Ft x 14.50 Ft

Other 12.00 Ft x 14.42 Ft

3pc Bathroom 6.00 Ft x 10.50 Ft

Primary Bedroom 13.00 Ft x 13.50 Ft

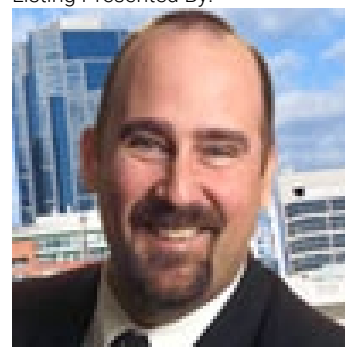
5pc Bathroom 10.00 Ft x 10.25 Ft

Bedroom 10.08 Ft x 12.00 Ft

Bedroom 10.08 Ft x 11.25 Ft

4pc Bathroom 5.00 Ft x 11.25 Ft

Listing Presented By:



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