



## 322019 20 Street Rural Foothills County Alberta

\$1,349,900

Stunning Fully Renovated Bi-Level on 9.41 Acres with Mountain Views Nestled just outside Okotoks off Hwy 2A, this fully renovated bi-level home offers the perfect blend of modern comfort and serene country living. With 2,757 sq ft of living space, 5 bedrooms, and 3 bathrooms, this property is tailor-made for families seeking space, privacy, and breathtaking mountain views. Step inside to discover high-end vinyl flooring throughout, complemented by all-new windows (upstairs and downstairs) that flood the home with natural light. The home features two furnaces for optimal comfort and a new hot water heater installed last summer. The sunshine basement offers a bright, open feel, thanks to large windows that make you forget you're underground. Complete with a separate entrance and its own dedicated furnace, the space provides endless possibilities for a suite, home office, or additional living space. A secondary suite would be subject to approval and permitting by the city/municipality. Outside, the wraparound deck, spanning the south and west sides of the home, is a true dream. It's the perfect spot to soak in panoramic Rocky Mountain views and enjoy peaceful sunsets. The 9.41-acre lot includes two double detached garages, with one serving as a workshop ideal for hobbyists or car enthusiasts. This garage features a mechanic pit, perfect for all the car lovers or those in their "tinkering era." A prep and show barn adds even more functionality to this versatile property. The west portion of the property offers subdivision potential, providing the option for future development. A second approach at the southeast corner of the property is already in place, allowing convenient access for any future projects. This rare gem combines modern upgrades, functional acreage, and proximity to town, making it a truly unique find. Don't miss your chance to own this incredible property! (id...

4pc Bathroom 9.08 Ft x 4.83 Ft

Bedroom 9.92 Ft x 10.17 Ft

Bedroom 9.83 Ft x 10.58 Ft

Bedroom 12.58 Ft x 12.58 Ft

3pc Bathroom 6.58 Ft x 7.58 Ft

4pc Bathroom 9.42 Ft x 6.17 Ft

Bedroom 9.75 Ft x 8.67 Ft

Family room 15.67 Ft x 14.25 Ft

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

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### RE/MAX Realty Professionals

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Kitchen	13.08 Ft x 11.67 Ft	Foyer	6.92 Ft x 8.00 Ft
Recreational, Games room	11.17 Ft x 16.00 Ft	Kitchen	13.67 Ft x 24.08 Ft
Storage	14.50 Ft x 4.33 Ft	Living room	13.67 Ft x 16.67 Ft
Furnace	12.67 Ft x 12.58 Ft	Primary Bedroom	13.25 Ft x 12.50 Ft