

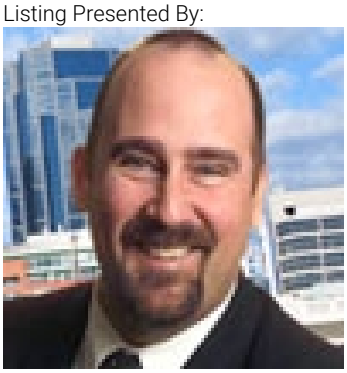
322191 135 Street Rural Foothills County Alberta

$1,995,000

16.14-acre in Foothills County backing crown land on a private dead-end road with subdivision potential for up to three parcels, three drilled wells already in place, and utilities to the proposed lot lines, subject to Foothills County approval. Approximately 15 minutes to Okotoks and 30 minutes to Calgary.The home has genuine character and has been lovingly maintained. Log walls anchor the living room, newer skylights flood the interior with natural light, and high-end triple-pane German windows and a newer roof round out the major updates. Hardwood floors run through the main living areas. The kitchen features granite countertops, stainless steel appliances, a stainless steel sink, and space for a dining table. A separate formal dining room and a sunroom suited for a home office or reading room add to the floor plan's versatility. Five bedrooms and two and a half bathrooms -- including a primary suite with a four-piece ensuite featuring a soaker tub and separate shower, a main four-piece bath, and a two-piece off the kitchen with laundry.Two detached single-car garages sit adjacent to the home -- 271 sq ft and 351 sq ft -- both with paved floors, usable as garages, workshops, or storage.The crown land boundary means no future neighbours on that side, direct access to open space, and a level of privacy that's genuinely hard to come by this close to Okotoks. Mature trees wrap the property.The subdivision potential is the standout opportunity. Subject to Foothills County approval, the 16.14 acres can be subdivided into three parcels: a 6.14-acre lot retaining the existing home, plus two 5-acre country residential lots. Three drilled wells -- all strong producers -- remove one of the biggest costs and obstacles in any subdivision process. Utilities already run along the proposed lot lines. Options are flexible: subdivide and live in the home while you build on the ne...

Kitchen 15.42 Ft x 11.83 Ft
Breakfast 7.25 Ft x 11.83 Ft
Dining room 12.50 Ft x 17.08 Ft
Family room 21.75 Ft x 22.42 Ft
Bedroom 11.42 Ft x 10.92 Ft
Bedroom 11.58 Ft x 10.92 Ft
Sunroom 7.58 Ft x 9.08 Ft
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Landan Real Estate

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Primary Bedroom 12.17 Ft x 18.92 Ft

Bedroom 7.42 Ft x 11.83 Ft

Bedroom 7.42 Ft x 11.58 Ft

4pc Bathroom Measurements not available

2pc Bathroom Measurements not available