



370165 79 Street Rural Foothills County Alberta

\$310,000

****Welcome to one of the finest properties in the highly sought-after and prestigious Country Lane Estates Park--a perfect haven for snowbirds or anyone seeking a cabin just a 10-minute drive from Calgary! Prepare to be impressed by both the park and the home.****Prime Location:**** Situated just minutes from Calgary and on the outskirts of Okotoks, right on the banks of the Sheep River, this park offers a unique experience. You won't find anything like this near Calgary at such an affordable price--unless you're ready to spend over \$1M, which you won't need to here. This property is both budget-friendly and incredibly comfortable. The park is open from April 1st until the end of October. ****Impressive Amenities:**** As a resident, you'll have access to a wide range of amenities, including a clubhouse with a gym, library, board game room, auditorium (accommodating up to 100 people), billiards, poker/games room, and shower facilities. An outdoor swimming pool and hot tub are available for relaxation and enjoyment. Power, water, sewer, and garbage/recycling services are all included in the low monthly condo fees of just \$235! You won't find a better deal. ****PLEASE NOTE:**** You actually own the lot. You get the title and own the land! Are you excited yet? Here's what the house offers: This beautiful 2013 Woodland Park model manufactured home is loaded with upgrades. It features a spacious living room, a high-end kitchen with stainless steel appliances and granite countertops, a 3-piece bathroom, a bedroom, and a laundry room. Additionally, there's a 21' x 11' sunroom and a separate 145 sq. ft. office space. The house is equipped with its own 1200-gallon water cistern as a backup water source. The low-maintenance backyard is beautifully landscaped, perfect for your convenience and enjoyment. There's also parking for two cars at the front. ****NOTE:**** The property right next door (#1...

Kitchen 13.42 Ft x 8.08 Ft

Living room 11.50 Ft x 10.83 Ft

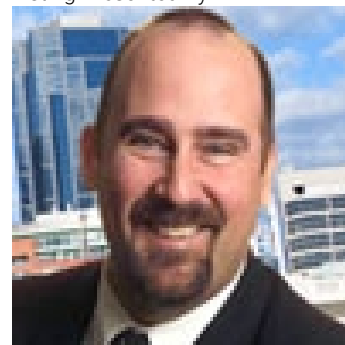
Bedroom 10.92 Ft x 12.08 Ft

Office 5.67 Ft x 4.17 Ft

Laundry room 3.58 Ft x 2.92 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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