



370252 Highway 547 Rural Foothills County Alberta

\$989,000

Discover this remarkable character home acreage property, a true gem just moments from Okotoks and a short 15-minute drive to Calgary. With nearly 20 acres of land, the possibilities are endless. Step inside and you'll find a home that exudes classic charm with tasteful upgrades over the years. The kitchen features upgraded vinyl tile flooring, a convenient island with an electric cook-top, stainless steel dishwasher and fridge, and cabinets that reach the ceiling. Enjoy your morning coffee bathed in the gentle east sun streaming through the kitchen window. The main and upper levels boast original hardwood flooring, high ceilings, and original solid wood doors. Cozy up in the spacious living room around the gas fireplace with a brick surround, perfect for those winter evenings. Solid wood pocket doors separate the living and family room with the formal dining room close by. The second level accommodates four bedrooms and a 2-piece bathroom, while the main level offers a 4-piece bath close to the laundry and mudroom. The third level loft is unfinished but does allow for additional development. The west-facing enclosed porch comes with a gas heater to keep you warm year-round. Newer windows, a high-efficiency furnace, and a 100 amp service with an upgraded panel ensure your modern needs are met. Outside, a front deck provides a place to unwind and enjoy the privacy this property offers. Recently replaced shingles on the house and ~3000 sqft. shop which is partially heated. With pavement all the way to your door, accessibility is a breeze. Foothills county has indicated that the property can be subdivided into a maximum of 4 parcels but this is not warranted by the seller. In addition, it's an Eaton's catalog house with a unique history. Do not miss this amazing opportunity! (id:6769)

Primary Bedroom 13.25 Ft x 9.67 Ft

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Bedroom 11.33 Ft x 9.58 Ft

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2pc Bathroom 5.08 Ft x 2.83 Ft

Dining room 12.92 Ft x 9.33 Ft

Living room 13.25 Ft x 12.67 Ft

Family room 13.67 Ft x 13.25 Ft

Laundry room 6.08 Ft x 4.67 Ft

Other 23.08 Ft x 7.42 Ft

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

Listing Presented By:



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Kitchen 14.50 Ft x 13.33 Ft

4pc Bathroom 9.33 Ft x 5.83 Ft