



378069 16 Street West Rural Foothills County Alberta

\$1,499,900

Welcome to 378069 16 St W, nestled in the stunning Foothills of the Rockies. This once-in-a-lifetime location offers country living perfect for those looking to exchange the city's bustle for serene landscapes and spacious living, while still being only 3 minutes from Okotoks. This ranch-style bungalow boasts 1,819 sq. ft. on the main floor with some of the best views in the area. The upstairs features a master bedroom that allows you to wake up to breathtaking views of the Rockies, promising stunning visuals from sunrise to sunset. These views extend throughout the entire home and property. Whether you're doing dishes, relaxing in the dining area or living room, or enjoying the full-length upper deck, you will be in awe! The house itself is a testament to thoughtful craftsmanship, as it was custom-built and occupied by its original owners, ensuring it has been loved and well-maintained from day one. The home, with its vast windows and open floor plan, offers an abundance of natural light throughout the main floor, making it perfect for entertaining. The layout can be adapted for your family's needs, with potential for renovations to add more bedrooms upstairs. For teenagers or guests, the walkout basement features two large bedrooms and a massive rec room for games, movies, or other activities. For hobbyists or those in need of extra workspace, the property includes an oversized two-car attached garage, a massive covered carport out front, and a 44' x 24'11" barn/workshop. This is ideal for horse lovers, small cattle operations, or car enthusiasts. With plenty of room for all your toys, and no neighbors to bother you, peace and quiet are assured here in Foothills County. Life here means privacy and tranquility, thanks to a neatly fenced perimeter securing your exclusive haven. The location is ideal, with efficient access to Highway 7 and a strategically planned 60-...

4pc Bathroom 10.58 Ft x 10.08 Ft

Other 6.50 Ft x 9.75 Ft

Bedroom 14.58 Ft x 14.75 Ft

Bedroom 14.58 Ft x 10.58 Ft

2pc Bathroom 2.50 Ft x 7.17 Ft

3pc Bathroom 6.50 Ft x 6.25 Ft

4pc Bathroom 8.92 Ft x 8.75 Ft

Dining room 15.92 Ft x 17.17 Ft

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

Listing Presented By:



Originally Listed by:
CIR Realty

<http://www.griffinre.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Laundry room 16.67 Ft x 14.50 Ft

Office 15.08 Ft x 21.75 Ft

Recreational, Games room 14.67 Ft x 23.67 Ft

Furnace 12.83 Ft x 13.00 Ft

Kitchen 14.42 Ft x 18.17 Ft

Living room 23.50 Ft x 22.17 Ft

Office 10.00 Ft x 8.33 Ft

Primary Bedroom 23.83 Ft x 15.00 Ft