



386214 16 Street Rural Foothills County Alberta

\$1,260,000

Welcome to acreage living done right. Where space, upgrades, and lifestyle come together just 6 minutes from Okotoks. Set on 3.11 acres with sweeping west-facing views, this striking two-storey gambrel-style home offers over 4,000 sq. ft. of fully developed living space, completely refreshed from top to bottom. This is not a cosmetic update; it's a full transformation designed for modern country living. From the moment you arrive, the curb appeal makes a statement. The exterior has been freshly repainted and enhanced with new timber-frame accents, a new front entry door, and new black frame windows setting the tone for the quality and care found throughout the home. Step inside and everything feels new. The home features new windows, new flooring and carpet, new interior doors, and fresh paint throughout. The layout remains warm and family-friendly while delivering a clean, contemporary finish that feels both polished and inviting. At the heart of the home is the brand-new kitchen, complete with quartz countertops, updated cabinetry, and generous prep space; perfect for entertaining or everyday life. The adjoining dining and living areas are filled with natural light and designed to capture the peaceful surroundings and wide-open views. The home offers four spacious bedrooms and four bathrooms, including two four-piece baths (one with in-floor heating), a three-piece bath, and a convenient powder room; ideal for families, guests, or multi-generational living. The fully developed lower level adds even more flexibility, whether you envision a media room, home gym, or guest retreat. Comfort and efficiency were clearly prioritized. The home is equipped with three furnaces providing separate zoning for each level, two central air conditioning units serving the main and upper floors, an upgraded electrical panel, a new gas hot water tank, and a Nest smart thermostat. A new was...

- 2pc Bathroom 8.42 Ft x 9.08 Ft
- 5pc Bathroom 8.50 Ft x 9.08 Ft
- Bedroom 12.42 Ft x 16.75 Ft
- Dining room 14.25 Ft x 13.33 Ft

- Bedroom 16.33 Ft x 15.50 Ft
- Family room 17.17 Ft x 15.08 Ft
- 3pc Bathroom 7.92 Ft x 5.50 Ft
- Bedroom 11.17 Ft x 11.75 Ft

Listing Presented By:



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Kitchen 19.25 Ft x 14.83 Ft
Laundry room 7.33 Ft x 7.33 Ft
Living room 15.17 Ft x 27.58 Ft
Primary Bedroom 15.33 Ft x 21.25 Ft
Other 9.00 Ft x 5.92 Ft
3pc Bathroom 7.50 Ft x 5.17 Ft

Kitchen 13.17 Ft x 17.58 Ft
Laundry room 14.83 Ft x 8.83 Ft
Recreational, Games room 14.17 Ft x 26.58 Ft
Storage 13.83 Ft x 11.83 Ft
Furnace 10.50 Ft x 9.58 Ft