



386242 2 Street Rural Foothills County Alberta

\$1,145,000

This exquisite Walk Out Bungalow sits on a 3.07-acre parcel in the sought after Okotoks area. This country retreat has a gently sloping lot with gorgeous rolling valley and town views and is only 4 minutes Southwest of Okotoks on paved roads. This home boasts over 3,001 sq. ft. of developed space including 5 bedrooms, 3.5 bathrooms with a fully developed lower level walkout illegal suite and comes with an attached heated garage and a detached 4 car heated garage. Solar panels are also installed for electricity savings. A stylish new front door with a multi-point locking system, newer vinyl windows, soaring vaulted ceilings and modern vinyl plank flooring runs throughout the fully open concept main floor. The main floor includes a spacious bright living area with a gas river rock fireplace that expands all the way to the top of the vaulted ceiling. You will feel right at home in the new modern kitchen, it's a culinary enthusiast's dream with stunning granite counter tops, spacious eat-up island and top of the line stainless steel appliances. Perfect for entertaining! The primary bedroom has a newly renovated Ensuite, featuring a shower, his and her's vanities and a relaxing soaker tub. A delightful walkout illegal suite, nestled in the lower level, offers a cozy yet spacious retreat. Here you'll find a large family area with a cozy gas fireplace and access to the lower-covered patio, ideal spot for morning coffee or evening relaxation. There is a full dedicated kitchen area with a fridge, stove, microwave, dishwasher and a stackable washer and dryer under the stairs which has been cleverly utilized, two generously sized bedrooms and a 3-piece bathroom as well as a 4-piece bathroom. The property is gated and also has a practical pull around driveway, 1 fenced pasture and 2 horse shelters, a mix of pole and rail fencing, barb wire and wire "dog" fencing surrounds the ...

- Family room 13.83 Ft x 13.33 Ft
- Kitchen 11.00 Ft x 9.25 Ft
- Dining room 12.00 Ft x 8.75 Ft
- Bedroom 24.67 Ft x 13.33 Ft
- Bedroom 11.92 Ft x 9.92 Ft
- Laundry room 4.08 Ft x 3.25 Ft

- Kitchen 15.33 Ft x 12.00 Ft
- Dining room 10.00 Ft x 10.00 Ft
- Primary Bedroom 12.00 Ft x 11.50 Ft
- 5pc Bathroom 10.42 Ft x 9.00 Ft
- Bedroom 11.42 Ft x 9.50 Ft
- Bedroom 11.42 Ft x 9.58 Ft

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Listing Presented By:



Originally Listed by:
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4pc Bathroom 8.75 Ft x 4.92 Ft
3pc Bathroom 5.58 Ft x 5.08 Ft
Living room 17.00 Ft x 12.17 Ft

Foyer 7.00 Ft x 7.00 Ft
Laundry room 9.00 Ft x 6.17 Ft
2pc Bathroom 9.00 Ft x 6.17 Ft