



# 386243 16 Street Rural Foothills County Alberta

\$1,300,000

OPEN HOUSE THIS SUNDAY MARCH 15th from 2-4pm! Welcome to your dream retreat, a 4.5-acre equestrian property nestled just 3 minutes outside of Okotoks. This beautiful property offers a perfect blend of rural tranquility and modern comfort, designed for those who cherish the equestrian lifestyle and the beauty of nature. Boasting a spacious bungalow with over 2400 sqft of total living space, 4 bedrooms and 2 full bathrooms, beautiful views, a well-equipped barn w/ loft, detached shop, large grass paddocks, pasture, auto waterers, and an outdoor arena, this property is a haven for horse enthusiasts, families, and anyone seeking a serene country living experience with the convenience of nearby urban amenities. For those with a passion for horses or a hobby farm, this property is nothing short of a dream come true. The expansive 4.5-acre parcel provides ample space for all your equestrian activities. The well-maintained barn is equipped with everything you need to care for your horses, including spacious stalls, tack room, and feed storage. Whether you're an experienced rider or just starting your equestrian journey, the outdoor arena offers a perfect space for training, riding, and honing your skills. Imagine waking up each morning to the sight of your horses grazing in the pasture, ready for a day of riding and training in your very own outdoor arena. The barn's thoughtful design ensures that your horses are comfortable and well-cared for, with plenty of ventilation, water, electricity, natural light, and easy access to the outdoor spaces. Families seeking a spacious and comfortable home will find this bungalow to be a perfect fit. With four generously sized bedrooms and two full bathrooms, there's plenty of room for everyone to enjoy their own space. The large windows throughout the home offer stunning views of the surrounding countryside all around, bringing the be...

Bedroom 12.17 Ft x 13.00 Ft

Bedroom 11.58 Ft x 12.58 Ft

Recreational, Games room 29.00 Ft x 15.08 Ft

3pc Bathroom 4.92 Ft x 10.42 Ft

4pc Bathroom 4.92 Ft x 7.17 Ft

Bedroom 13.58 Ft x 9.92 Ft

Dining room 16.50 Ft x 10.75 Ft

Kitchen 9.92 Ft x 15.08 Ft

Laundry room 10.08 Ft x 6.17 Ft

Living room 16.50 Ft x 19.50 Ft

Other 12.75 Ft x 8.92 Ft

Primary Bedroom 13.58 Ft x 17.42 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.paulbrennand.com/>

**RE/MAX Realty Professionals**

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

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