



# 418001 Highway 783 Rural Foothills County Alberta

\$1,275,000

Discover serenity in this custom-built acreage nestled on 7.6 acres of picturesque land, boasting breathtaking 180-degree mountain views. Over 2189 sqft of carefully developed living space, where a grand foyer welcomes you into an open, light-filled layout adorned with gleaming newer hardwood floors and timeless tile accents. The large living room, featuring a cozy gas fireplace and vaulted ceilings, sets the stage for effortless entertaining. Meanwhile, the spacious open kitchen beckons culinary adventures and gatherings with loved ones. With 3 bedrooms, including a luxurious primary suite, and 2.5 baths, comfort and elegance abound. Enjoy the convenience of a main-level office, laundry room, mudroom & 2 spacious bedrooms. The fully developed walk-out basement offers even more space, with a huge family room with a cozy gas fireplace, new LVP flooring, ample storage and a huge Primary suite with 4 piece ensuite. Double attached garage with option to convert office to a second attached garage! Additional amenities include a separate 39'6" x 23'5" heated and wired workshop (over 930 sqft!) and a massive 23'5" x 15'6" shed. For those who embrace the rural lifestyle, there's room for horses, with space for 4 goats per acre and potential for cows. Yet, despite its peaceful seclusion, this oasis is conveniently located just 3 km from all amenities of Okotoks. Embrace the privacy and serenity of country living, where every detail has been thoughtfully designed for a life of comfort and beauty. Call to book your private showing today, Check out the 3D tour of this amazing gem! (id:6769)

Family room 18.67 Ft x 13.50 Ft

Primary Bedroom 15.92 Ft x 11.92 Ft

Other 11.58 Ft x 5.58 Ft

4pc Bathroom 13.50 Ft x 8.17 Ft

Other 20.92 Ft x 14.08 Ft

Storage 15.75 Ft x 9.00 Ft

Furnace 16.83 Ft x 11.08 Ft

Office 23.42 Ft x 20.92 Ft

Laundry room 16.08 Ft x 6.25 Ft

2pc Bathroom 6.42 Ft x 4.92 Ft

Living room 20.58 Ft x 14.08 Ft

Kitchen 16.08 Ft x 11.50 Ft

Dining room 13.50 Ft x 8.33 Ft

Bedroom 13.58 Ft x 11.25 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

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

**RE/MAX Realty Professionals**

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Other 14.17 Ft x 6.42 Ft

Foyer 12.42 Ft x 7.42 Ft

Bedroom 12.50 Ft x 11.42 Ft

4pc Bathroom 12.42 Ft x 7.42 Ft