



## 418210 96 Street Okotoks Alberta

\$1,599,900

Welcome to a one-of-a-kind property spread over a generous 6.25 acres. This land is where legends are born. On this expansive plot, you will find a welcoming 3 bedroom, 3 bathroom bungalow with over 1,600 sqft of comfortable living space and room to breathe, offering panoramic views and an unmatched sense of privacy. There is more to this property than just a lovely home. The enormous Quonset with 40' radiant heater, spray foam insulation, and 12' overhead door, measures 69' x 39' and adds incredible utility and potential. For those who love outdoor activities, the volleyball court is ready for a friendly match, and the central fire pit is perfect for those evenings with friends and family. Last but by no means least, the standout feature here is an incredible 7,200 SqFt shop. Divided into three individual bays, each with its own mezzanine for storage and bathroom, it's a mix of functionality convenience and rental income opportunity. I have barely scratched the surface of what this property currently provides and the potential of what it can do for you in the future. It's truly unique, income-generating, peacefully private and move-in ready so book your viewing today. (id:6769)

Bedroom 12.17 Ft x 11.33 Ft

Recreational, Games room 12.17 Ft x 17.67 Ft

2pc Bathroom 4.50 Ft x 8.42 Ft

2pc Bathroom 4.58 Ft x 7.42 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Bedroom 12.42 Ft x 9.42 Ft

Bedroom 12.92 Ft x 14.67 Ft

Dining room 19.58 Ft x 12.42 Ft

Foyer 5.08 Ft x 11.17 Ft

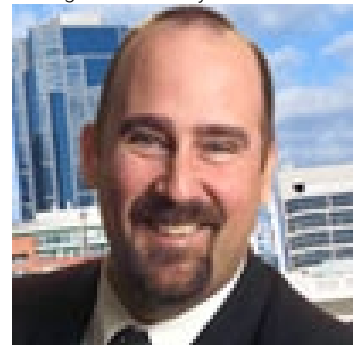
Kitchen 9.67 Ft x 9.25 Ft

Living room 15.42 Ft x 13.58 Ft

Office 9.42 Ft x 9.08 Ft

Primary Bedroom 12.83 Ft x 18.25 Ft

Listing Presented By:



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