



450270 118th Street Rural Foothills County Alberta

\$1,049,000

This expansive 20.34 acre property, enjoying a Mountain View & just 20 minutes from Calgary, offers endless possibilities in a prime location between Okotoks and High River. If you're seeking the tranquility of country living, easy commuting distance to the city, have horses or development aspirations--this property is a must-see! Equestrians will love the recently updated 32x26 barn featuring newer siding & roofing, a tack room, 3 box stalls, 4 tie stalls, and a 100x200 sand arena with lighting, perfect for evening rides or training, along with hay land, to supporting your equine needs. The 4-Level Split home adds versatility, with a Suite on the lower two levels that includes a kitchen, living room, bedroom & bathroom--perfect for rental income, multi-generational living, or a private space for guests. The upper 2 levels feature a kitchen, dining room, living room, 3 bedrooms, and a 5-piece bathroom, providing ample space for family living. Whether you choose to RENOVATE the existing home, RENT it out, SUBDIVIDE, or BUILD your dream home, this property offers exceptional potential. With its unbeatable 20+ Acre land base, location, and versatility, this property delivers on every front. (id:6769)

Family room 17.17 Ft x 10.67 Ft
Dining room 10.92 Ft x 9.42 Ft
Kitchen 10.92 Ft x 9.17 Ft
Kitchen 13.58 Ft x 11.42 Ft
Living room 16.83 Ft x 11.50 Ft
Dining room 11.83 Ft x 8.92 Ft
Primary Bedroom 11.58 Ft x 11.42 Ft

Bedroom 9.00 Ft x 9.67 Ft
Bedroom 9.58 Ft x 9.92 Ft
4pc Bathroom 11.42 Ft x 4.92 Ft
Bedroom 14.67 Ft x 10.75 Ft
4pc Bathroom 7.75 Ft x 7.00 Ft
Furnace 23.33 Ft x 11.25 Ft

Listing Presented By:



Originally Listed by:
Coldwell Banker Ontrack Realty

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

RE/MAX Realty Professionals

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

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