



# 48174 338 Avenue Okotoks Alberta

\$1,490,000

Beautiful 3,446 sq. ft. 2 story home with partial basement and a triple garage located on 5.34 acres on 338 Avenue E in Okotoks. Surrounded by tall mature spruce trees. Lots of natural light from large windows. 2 separate bedrooms that are upstairs with individual en-suites. Large family room upstairs and gas fire place. Large master bedroom upstairs with a walk-in en-suite complete with a walk in shower. Large walk in closet. Upstairs office that can double as a spare bedroom. At the back entrance is the laundry area with access to the garden and green house. The partial basement has a built-in murphy bed, sitting room and a private entrance to the backyard. There is a built-in cold room for storage for storing garden produce. Triple car garage with lots of storage room and heated floors. Outside in the back is a shed and a storage tent. In the Town of Okotoks and close to Calgary. Just off Highway 2. This Property is located in the future North Point ASP which indicates the future use is industrial. The Town of Okotoks is open to a temporary storage application at this time. Great investment for the future. Alberta Highways has indicated there may be a future plan for an interchange on Highway 2 east of this property. Property next to this property is also for sale and is listed as MLS A2092558 both are great properties to operate a business from. (id:6769)

Bonus Room 17.83 Ft x 34.33 Ft  
Office 10.00 Ft x 12.50 Ft  
Bedroom 10.00 Ft x 10.75 Ft  
Primary Bedroom 14.75 Ft x 17.50 Ft  
Bedroom 11.42 Ft x 13.17 Ft  
4pc Bathroom 10.58 Ft x 16.58 Ft  
Other 9.33 Ft x 10.33 Ft  
Furnace 5.00 Ft x 11.00 Ft

Storage 7.50 Ft x 9.67 Ft  
Other 12.67 Ft x 15.00 Ft  
Living room 10.25 Ft x 11.00 Ft  
Kitchen 10.50 Ft x 19.50 Ft  
Dining room 8.00 Ft x 23.33 Ft  
Laundry room 11.00 Ft x 16.75 Ft  
3pc Bathroom 6.50 Ft x 8.17 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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