



# 48190 450 Avenue Rural Foothills County Alberta

\$1,675,000

This one has it all.....beautifully updated home, privacy plus plus, mountain views to live for & only 15 minutes from Okotoks!! This two story split home, situated on 67.73 acres, offers 3500+ sq ft of living space - 5 bedrooms and 3 bathrooms. Open concept main floor kitchen,dining and living room offers the perfect setting for family and friends to gather. Dining / living room, with vaulted wood ceiling, is accented by stone fireplace. The kitchen, updated in 2019, features silestone counters, center island with eating bar, roll out shelving, soft close drawers and doors, built in wine cooler, built in microwave oven, built in dishwasher, undercounter lighting and a six burner gas stove with industrial hood fan. The main floor is completed with two bedrooms, updated 4 piece bathroom with granite countertop, laundry room and large entry with plenty of space for your outdoor wear. The upper loft is home to the spacious master suite complete with updated 4 piece ensuite with granite countertop & porcelain tile flooring and shower plus walkin closet.. Also located on the upper is a bedroom and library/sitting area. The fully finished walk out basement opens to west facing stamped concrete patio.....did I mention the mountain views to live for?? The completely renovated basement, including all electrical in the basement updated, features a large family room with thermostatically controlled gas fireplace, a bedroom and a 3 piece bathroom with porcelain tile shower and granite countertop. Spacious south facing deck is the perfect spot to enjoy morning coffee....or turn on the recessed lighting for evening entertaining!! Double detached garage is attached to the shop. The shop is heated and has 200 amp service. Two storage sheds and a chicken coop round out this amazing property. Recent upgrades to tihs property include hot water tank in 2023, pressure tank in 2022, w...

Primary Bedroom 15.25 Ft x 14.42 Ft  
Other 7.92 Ft x 4.08 Ft  
4pc Bathroom 8.33 Ft x 7.67 Ft  
Bedroom 15.58 Ft x 9.50 Ft

Kitchen 22.33 Ft x 14.42 Ft  
Dining room 34.92 Ft x 9.50 Ft  
Living room 16.25 Ft x 13.50 Ft  
Bedroom 12.00 Ft x 9.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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Other 15.25 Ft x 11.83 Ft

Family room 30.83 Ft x 3.50 Ft

Recreational, Games room 13.75 Ft x 11.58 Ft

Bedroom 10.67 Ft x 9.08 Ft

3pc Bathroom 9.08 Ft x 5.58 Ft

Bedroom 11.25 Ft x 9.58 Ft

Laundry room 8.25 Ft x 6.42 Ft

4pc Bathroom 9.58 Ft x 5.92 Ft

Other 14.33 Ft x 9.58 Ft