



# 482003 48 Street Rural Foothills County Alberta

\$2,850,000

Welcome to Lazy Creek! PRICE REDUCED! This stunning property that offers the perfect blend of seclusion and accessibility. Nestled between Okotoks and High River, this property boasts a full quarter section of land that guarantees your privacy cannot be encroached upon, and the views? Let's just say they're breathtaking in every direction. As you step inside this custom-built home, you'll feel the love and care that the original owners have poured into it. From the brand new triple pane windows to the upgraded light fixtures and ceiling fans, new flooring, updated appliances, and even a new hot tub, this home is in "Show Home" condition. And the best part? The mechanics are sound, with a brand new in-floor heating system, a new electrical panel, two perfectly maintained Lennox furnaces, and a new hot water tank, among other upgrades. Plus, there's a great well (7 GPM) and a well-maintained septic system too. Inside, you'll find a mega office space with an exercise area, a casual conversation space, and even has its own private entrance. The kitchen is the heart of the home, with beautiful views from the many west-facing windows. On the south side of the kitchen, there's a screened-in sunroom, perfect for sipping your morning coffee or enjoying an evening breeze. There's a formal dining space or an extra living room and a hobby room too. Upstairs, you'll find five generously sized bedrooms, all with extra storage space, and the primary suite has a walk-in closet and a spacious dressing room as a bonus. The walk-out level is an entertainer's dream, with a full new kitchenette. A secondary suite would be subject to approval and permitting by Foothills MD. There are built-in bookshelves, and plenty of conversation spaces, not to mention a billiards room. Outside on the patio, you can take in the stunning views of the Lazy Creek while relaxing in the hot tub. And if th...

2pc Bathroom Measurements not available

Other 6.00 Ft x 9.00 Ft

Recreational, Games room 13.00 Ft x 16.00 Ft

Storage 9.08 Ft x 9.33 Ft

Laundry room 8.08 Ft x 10.00 Ft

Other 8.00 Ft x 8.00 Ft

Dining room 11.75 Ft x 16.42 Ft

Other 6.00 Ft x 9.33 Ft

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Listing Presented By:



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Family room 19.25 Ft x 19.83 Ft

Recreational, Games room 29.67 Ft x 12.67 Ft

Furnace 15.00 Ft x 21.50 Ft

Living room 13.00 Ft x 15.83 Ft

Kitchen 13.50 Ft x 14.42 Ft

Den 10.00 Ft x 15.83 Ft

Office 21.25 Ft x 23.58 Ft

2pc Bathroom Measurements not available

Sunroom 12.00 Ft x 18.75 Ft

Bonus Room 9.83 Ft x 11.00 Ft

Bedroom 11.00 Ft x 12.08 Ft