



# 498065 96 Street Rural Foothills County Alberta

\$1,175,000

This superior acreage home is situated on 7.86 acres with exceptional mountain, foothills and prairie views, 12 gpm of excellent water and an 1800 sq ft shop. It is located just off Hwy 543 with convenient access on pavement to Okotoks, High River, and Diamond Valley. The home is a fully finished 1955 square foot walkout bungalow constructed with ICF blocks for the optimum in comfort, quiet and efficiency. It has many attractive features including an exceptional high-end kitchen with double ovens, a five-burner gas range, a hidden door walk-in pantry, and an enormous amount of counter and cupboard space. There are three bedrooms on the main floor including a 15' x 14' primary bedroom with amazing mountain views and a deluxe ensuite with a curbless shower. The living room has a beautiful traditional fireplace and coffered ceilings, and there is also a main floor laundry room with a sink and cupboards and plenty of counter space, as well as a large mudroom with convenient built-in cabinetry. The lower walkout level has approximately 1725 sq ft finished and is planned for \*easy conversion to a suite if wanted, and has two more bedrooms, a large family room, storage, and a room that is perfect for use as a media room. Construction and finishings of the home are high quality and include luxury vinyl plank in all areas except the bedrooms, in-floor lower-level heating, smart board exterior, high efficiency boiler, high efficiency furnace, 200-amp electrical service, and it is wired to connect to a generator. The triple attached garage is oversized (46' x 35') and is insulated, gyproced, painted, has excellent lighting, and natural gas & electricity are in place for a heater. Outside the home there is a full wraparound covered porch, and a landscaped area separated from the paddocks by a lovely rail fence. There is also a 45' x 40' building currently used as a hangar wh...

4pc Bathroom 11.50 Ft x 5.00 Ft

Bedroom 16.58 Ft x 9.83 Ft

Bedroom 16.58 Ft x 10.58 Ft

Office 22.17 Ft x 13.33 Ft

Bedroom 14.67 Ft x 10.00 Ft

Bedroom 14.67 Ft x 10.50 Ft

Dining room 18.00 Ft x 7.00 Ft

Kitchen 17.75 Ft x 13.50 Ft

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Listing Presented By:



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RE/MAX SOUTHERN REALTY

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**RE/MAX Realty Professionals**

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Recreational, Games room 34.00 Ft x 21.75 Ft

Furnace 19.17 Ft x 10.50 Ft

4pc Bathroom 14.67 Ft x 4.92 Ft

5pc Bathroom 12.00 Ft x 5.00 Ft

Laundry room 8.00 Ft x 5.83 Ft

Living room 21.75 Ft x 13.58 Ft

Primary Bedroom 15.25 Ft x 13.92 Ft

Other 9.75 Ft x 5.83 Ft