



# 80024 249 Avenue Rural Foothills County Alberta

\$1,150,000

**\*\*OPEN HOUSE- Sunday September 22, 1:00pm-4:00pm\*\*** Nestled on a 4.51 acre parcel, this acreage provides a perfect combination of Rural and Urban lifestyle, conveniently located less than 10 minutes away from Calgary and 15 minutes away from Okotoks. This well-designed home features a vaulted ceiling and a fully developed, spacious basement, with options to include a pool table and antique heater. This well maintained home includes an open concept main floor that has 3 bedrooms, 2.5 bathrooms, main floor laundry and a beautiful kitchen enhanced with an island, stainless steel appliances and a walk in pantry. This sizeable basement includes a very generous Recreational area as well as a nice sized bedroom and a bathroom. Enjoy the tranquility of this quiet location with breathtaking mountain views. The property is wheelchair accessible with a front ramp, wide entryways, hallways, a master bedroom, and an ensuite bathroom designed for easy mobility. Located just an 8-minute drive to South Health Campus and within a 10-minute range of Fire and Rescue services. The property includes a well-equipped 31'6"x23'6"shop with 10' ceiling, 110v/220v power, heating, and ample workbench space. The land is fenced with durable metal pipe fencing, cross-fenced into three pastures with 2-W gates. A picturesque pond, teeming with waterfowl and frogs during moist seasons, adds to the charm, along with a red-winged blackbird nesting area. The landscape is filled with mature trees, unique specimen shrubs, and perennials. Additional features include a small animal shelter, tack room, and storage shed, all moveable and set on skids. This property offers a perfect blend of practicality and natural beauty. (id:6769)

Furnace 16.00 Ft x 15.00 Ft

Recreational, Games room 31.00 Ft x 25.00 Ft

Bedroom 13.50 Ft x 13.00 Ft

3pc Bathroom 13.00 Ft x 11.00 Ft

Kitchen 14.50 Ft x 14.00 Ft

Primary Bedroom 13.00 Ft x 12.50 Ft

Bedroom 14.50 Ft x 12.00 Ft

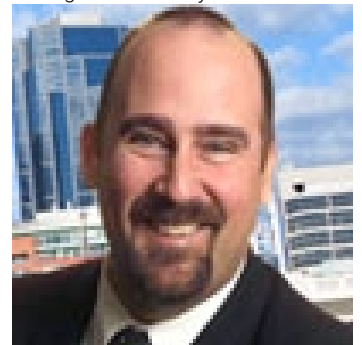
Bedroom 14.50 Ft x 11.00 Ft

2pc Bathroom 7.50 Ft x 5.50 Ft

4pc Bathroom 8.50 Ft x 5.00 Ft

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

Listing Presented By:



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Dining room 12.00 Ft x 11.50 Ft

4pc Bathroom 10.50 Ft x 7.00 Ft

Living room 15.50 Ft x 14.50 Ft