



GRASSROOTS
REALTY GROUP

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349062 Tamarack Drive E
Rural Foothills County, Alberta

MLS # A2222902



\$1,390,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,002 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.30 Acres		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Unwind in Style and Comfort! Conveniently located just east of Okotoks and south of Calgary come and enjoy the years to come in this well-built designed to perfection 2001 sq. ft. bungalow on 4.30 acres. The main floor boasts an open concept filled with east views providing a nice flow of natural light, the warmth and coziness of a Napoleon gas fireplace flanked with built-in shelving, 9 ft. ceilings enhancing an airy atmosphere and offers ample space to comfortably accommodate large family gatherings. The kitchen is a chef's delight, featuring timeless and natural beauty granite countertops, custom floor-to-ceiling kitchen cabinetry with remote under mounted lighting, hidden microwave shelf, island for seating, gun battle grey dual sink, and room for future dishwasher. The pantry cabinet offers pull out shelves for easy access. Options for electric or gas stove. The main level includes 3 bedrooms, including your bright & spacious & luxurious primary bedroom featuring an upscale walk-in closet with built-ins with a touch of country a barn door, an elegant 5-piece ensuite highlighted with a deep soaking stand-alone tub, shower, and double vanities, also on main offers 4-piece and a 2-piece bathroom and main floor laundry at the back entrance. The basement features a free-span steel beam, no exposed posts, it lends itself to being an open canvas for development with 9' ceilings and large windows. Oversize double attached garage with 13' ceiling height, insulated, & cement floor, nice window finishing, doggy house under the inside garage upscale entrance to the house.. Landscape will be finished to "topsoil", 14' x 34' east deck pilings are installed for future development. Other features include double vapor exterior, continuous hot water with circulation pump, exterior soffit lights, cement entrance steps, sidewalks,

and hardy board exterior highlighted with stone accent. Surround by covered sunrise and sunset decks to enjoy anytime of your day. All of this is located in a cul-de-sac subdivision and quick access to all amenities one needs, and to hwy 2 for the commuter in your family and minutes from South Campus Hospital or High River Hospital.