



GRASSROOTS
REALTY GROUP

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144028 Highway 549 W
Rural Foothills County, Alberta

MLS # A2225913



\$999,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,277 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	6.50 Acres		
Lot Feat:	Corner Lot, Irregular Lot, Private, Treed, Views		

Heating:	Forced Air, Wood Stove	Water:	Well
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt, Metal	Condo Fee:	-
Basement:	Partially Finished, See Remarks	LLD:	4-21-2-W5
Exterior:	Aluminum Siding , Wood Frame	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers, Double Vanity, Open Floorplan, Primary Downstairs, Stone Counters, Vaulted Ceiling(s)		

Inclusions: Window Coverings

Magnificent Mountain Views on your way through the Foothills. Close to Okotoks and Kananaskis, This 6+ acreage and Private rural home has New flooring, fresh paint, fabulous country style wood ceilings, Chef's kitchen and new bathroom. Large windows throughout home letting in lots of natural light with interior sliding barn doors and large outer deck for enjoying get togethers with family and friends. Downstairs there is a second kitchen and presently getting a refresh of flooring & paint. Renovation to be completed in the next 3 weeks. Walkout basement leads to a private covered hot tub and patio. This acreage is nicely landscaped and cross-fenced for the Equine members in your family. Horses have their own clubhouse (multi-stall barn) to relax within and a massive fenced area to run. With the oversized two car garage/ Impressive shop you have a complete package for consideration. Close enough to Town and still far enough away. RPR on order.