



GRASSROOTS
REALTY GROUP

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370050 272 Street W
Rural Foothills County, Alberta

MLS # A2232528



\$1,699,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,455 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	13.41 Acres		
Lot Feat:	Garden, Treed		

Heating:	In Floor, Hot Water, Radiant	Water:	Well
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	20-20-3-W5
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Slab	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows, Wired for Sound, Wood Windows		

Inclusions: shed, greenhouse, zip line, chicken coop, bunk bed (built-in), Climbing wall

In the shadows of the Rocky Mountains, among the vast rolling foothills come, experience serene country living west of Millarville! This stunning reverse bungalow is equal parts unique and spectacular. The registered size above grade is 1455ft², but that's deceiving because of the layout of the home. With over 3600ft² of total living space 20' open to above ceilings on the lower level, this place will stun you. With a brand-new custom designed and artisan crafted kitchen, new appliances, big pantry, updated LVP flooring, and tasteful modern finishings throughout. The huge windows bring in the sunshine, while wrapping you in the green from the nature that surrounds you. Other features that every acreage needs are the 22' x 28' garage, with an adjoining workshop. There's covered RV/trailer parking, shed, greenhouse, and chicken coop on the property along with the meandering pond that flows in and through from neighbouring properties. The kids will be busy fishing, paddle boarding, and playing on the zip line that glides you over the pond and into the forest. The 13.41 offers endless outdoor opportunities with roughly 5 acres of fenced pasture and 5 acres of treed forest. Riding, hunting, exploring, and imagining is what this property inspires. You'll have room to live, play, grow and explore all while soaking in the mountain views and all the critters big and small that wander through and around the property. At the front of the property and far from the house, the sellers have a transferrable land lease with ATCO Gas where they bring in an additional \$1600 per year, (details in realtor supplements). Don't miss this amazing opportunity, only 30 minutes to Calgary & Okotoks. You really must see the place for yourself, and when you do bring some good shoes so you can get around the whole property and really see it all!

We're always happy to accommodate showings, don't wait, we'd love to get you in here!