



GRASSROOTS
REALTY GROUP

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386243 16 Street W
Rural Foothills County, Alberta

MLS # A2234555



\$1,190,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,572 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	4.50 Acres		
Lot Feat:	Pasture, See Remarks, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	14-20-1-W5
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your dream retreat, a 4.5-acre equestrian property nestled just 3 minutes outside of Okotoks. This beautiful property offers a perfect blend of rural tranquility and modern comfort, designed for those who cherish the equestrian lifestyle and the beauty of nature. Boasting a spacious bungalow with over 2400 sqft of total living space, 4 bedrooms and 2 full bathrooms, beautiful views, a well-equipped barn w/ loft, detached shop, large grass paddocks, pasture, auto waterers, and an outdoor arena, this property is a haven for horse enthusiasts, families, and anyone seeking a serene country living experience with the convenience of nearby urban amenities. For those with a passion for horses or a hobby farm, this property is nothing short of a dream come true. The expansive 4.5-acre parcel provides ample space for all your equestrian activities. The well-maintained barn is equipped with everything you need to care for your horses, including spacious stalls, tack room, and feed storage. Whether you're an experienced rider or just starting your equestrian journey, the outdoor arena offers a perfect space for training, riding, and honing your skills. Imagine waking up each morning to the sight of your horses grazing in the pasture, ready for a day of riding and training in your very own outdoor arena. The barn's thoughtful design ensures that your horses are comfortable and well-cared for, with plenty of ventilation, water, electricity, natural light, and easy access to the outdoor spaces. Families seeking a spacious and comfortable home will find this bungalow to be a perfect fit. With four generously sized bedrooms and two full bathrooms, there's plenty of room for everyone to enjoy their own space. The large windows throughout the home offer stunning views of the surrounding countryside all around, bringing the beauty of nature indoors. The

master suite is a nice retreat, featuring a spacious bedroom, a walk-in closet, and views to the North. The additional three bedrooms are perfect for children, guests, or even a home office. The well-appointed kitchen is a chef's delight, ample counter space, and plenty of storage. The adjoining dining area is perfect for family meals, with large windows offering gorgeous views of the foothills and picturesque countryside. Outside, the bungalow is surrounded by nature and open spaces, providing a peaceful setting for relaxation and outdoor activities. The expansive deck is perfect for summer barbecues, morning coffee, or simply enjoying the stunning Alberta sunsets. With 4.5 acres of land at your disposal, there's plenty of room for children to play, pets to roam, and even the possibility of adding a pool or additional outdoor living spaces. One of the most appealing aspects of this property is its location! Situated just literally seconds from Okotoks, you'll enjoy the best of both worlds! Schedule your viewing today!