



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**290048 34 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2238459**



**\$1,150,000**

<b>Division:</b>	Strathcona Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,506 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	2.43 Acres		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	15-21-1-W5
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings		

**Inclusions:** electric heater in garage, garge shelving

START THE CAR! 2.43 Acres of Country Living. Fantastic 1500 sq.ft. bungalow located close to Strathcona Tweedsmuir K-12 School with paved road access from/to Okotoks and Calgary to property. Features large open kitchen, maple cabinets, beautiful granite counters. Bright eating area with sliding doors onto large rear deck and huge fenced inner yard for children and pets. Nice size great room with fireplace. Large master/primary bedroom with a 5pce ensuite and 2nd bedroom on the main and 4pce bathroom. Fully developed down with 2 more bedrooms, 4pce bath, rec room, den and gym area. Lots of storage and A/C. Oversized double attached garage (27x24) and an additional heated shop (24x32). Great property and location.