



GRASSROOTS
REALTY GROUP

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**498012 Meridian Street
Rural Foothills County, Alberta**

MLS # A2238766



\$699,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,436 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	4.79 Acres		
Lot Feat:	Farm, Lawn, Level, No Neighbours Behind		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	7-19-29-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Block, Other, Piling(s)	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: NA

Opportunity knocks! Attractive price point with amazing mountain views - you will not find a better opportunity than this! Pavement to the property makes for easy commuting, only 15 minutes to the amenities of Okotoks. Upon entering the home, you are greeted by an open floorplan, vaulted ceilings, sky lights, and huge windows allowing for plenty of natural light. Beautifully updated kitchen offers ample cabinet and counter space, stainless steel appliances, and a great sized eating area. There are three bedrooms one of which is the primary retreat offering plenty of space and a 3 pce ensuite. There is a spacious laundry/mudroom for additional storage. Outside you will find a 28x30 garage with concrete floors, 9' overhead doors, 220 power, big windows, high ceilings, and both forced air heating and wood burning stove keep you cozy all winter. This is your opportunity to get into an affordable acreage while being so close to amenities!