



GRASSROOTS
REALTY GROUP

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56053 Ridgeview Drive E
Rural Foothills County, Alberta

MLS # A2239377



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,457 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Aggregate, Double Garage Attached, Driveway, Front Drive		
Lot Size:	4.45 Acres		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular Lot, Lands		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	23-21-29-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Garbage Collection, High Speed Int
Features:	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, No Animal Home, Storage, Walk-In Closet(s), Wood Windows		

Inclusions: N/A

Discover the perfect blend of space, comfort, and convenience on this picturesque 4.45-acre property just a quick 15-minute paved drive from Calgary and equally close to Okotoks. This thoughtfully updated two-storey, 4-bedroom, 2.5-bath home offers over 2,300 sq. ft. of welcoming living space, featuring an attached heated double garage, durable clay tile roofing, and a partial wraparound deck to enjoy stunning, uninterrupted western valley views. Inside, you'll find a warm, updated kitchen with granite countertops, cherry maple hardwood floors, top-quality KitchenAid stainless steel appliances, and a Thermador Professional gas range with grill—perfect for gatherings with family and friends. Relax by the wood stove insert fireplace in the family room or retreat to the primary suite, complete with its own wood-burning fireplace, walk-in closet, and a renovated ensuite featuring a spacious aeration tub and separate shower. Three additional generously sized bedrooms and an updated 4-piece bathroom complete the upper level. Modern comforts include two newer high-efficiency furnaces and a water heater installed just three years ago. The beautifully landscaped yard, filled with mature trees and flowers, also offers plenty of space for RV and recreational vehicle parking. Outbuildings include a versatile 24'x24' workshop/horse barn, greenhouse, storage shed, and hay shed. With Catholic and public K–9 schools and the Scott Seaman Sports Rink all within a five-minute drive or easy school bus ride, plus the South Health Campus only 16 minutes away, this value-priced acreage rivals the cost of many 25-foot city infills—offering so much more room to live, grow, and enjoy.