



GRASSROOTS
REALTY GROUP

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**290003 96 Street E
De Winton, Alberta**

MLS # A2246977



\$1,495,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,216 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	60.05 Acres		
Lot Feat:	Few Trees, Pasture, Views		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	18-21-28-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Hosting the highest hilltop for miles, this 60-acre property offers panoramic, 360° views—including the mountains to the west and the city to the north and the adorable Davisburg church across the road. Located just minutes from Calgary and Okotoks, it's a setting that combines rural tranquility with urban convenience. The 1960's walk-out bungalow is solidly built and ready for your customization with new shingles in 2017. Inside, you'll find 4 bedrooms and 3 bathrooms, a gas fireplace in the living room and an efficient wood-burning stove downstairs. The solid hardwood flooring on the main level flows through to ceramic tile in the kitchen and bathrooms. The lower level features full egress windows in the basement bedrooms for natural light and safety. The oversized double garage has room for toys, vehicles and work benches. The property boasts a reliable well with a new pump and expansion tank installed in 2023. A large multi-purpose outbuilding sits on an expansive concrete pad, combining enclosed indoor space with animal shelters—ideal for agricultural, equestrian, or hobby farm uses. The potential is limitless in this special property.