



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2252468**



**\$1,048,000**

<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>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, High Ceilings

<b>Water:</b>	Well
<b>Sewer:</b>	Septic Field
<b>Condo Fee:</b>	-
<b>LLD:</b>	15-21-1-W5
<b>Zoning:</b>	CR
<b>Utilities:</b>	-

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

Price Reduced! 2.43 Acres of Country Living. Fantastic 1500 sq.ft. bungalow. 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 5pc ensuite and 2nd bedroom on the main and 4pc bathroom. Fully developed down with 2 more bedrooms, 4pc bath, rec room, den and gym area. Lots of storage, A/C and roughed in for In-Floor Heat. Oversized double attached garage (27x24) and an additional heated shop(24x32), built in 2015. Recent UPGRADES include \*New Windows and Doors (Jan 2024) \*New Sump Pump (July 2025) \* New Water Softener (Nov 2023) \*New Humidifier (Nov 2023) \*New Water Pressure System (Aug 2022) \*New Hot Water Tank (June 2020) \*New Furnace Mother Board & Full Service (Mar 2025). Great property located close to Strathcona Tweedsmuir K-12 School with paved road access from/to Okotoks and Calgary to property.