



GRASSROOTS
REALTY GROUP

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466049 120 Street E
Rural Foothills County, Alberta

MLS # A2252813



\$1,160,000

Division:	Alder Heights		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,862 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	4.18 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular L		

Heating:	In Floor, Forced Air, Natural Gas, Wood Stove	Water:	Cistern, Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	21-19-28-W4
Exterior:	Composite Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Heating
Features:	Breakfast Bar, No Smoking Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, ELECTRIC STOVE, BUILT IN DISHWASHER, MICROWAVE, HOODFAN, WINDOW COVERINGS, WASHER, DRYER, GARAGE DOOR OPENER AND REMOTE, CENTRAL A/C, TV IN WORKOUT ROOM, FILTER/REMINERALIZATION WATER SYSTEM, WOOD STOVE AND TOOLS, PRIMARY CLOSET ORGANIZER, SUMP PUMPS, WELL PUMP, GARDEN SHED, RAIN BARRELS, STARLINK HARDWARE,

Home...its more than just an address. Its a feeling. Its a space where you spend time with the people you love and recall your fondest memories. Home could be here in Alder Heights. This 4.18 acres is set in an amazing location just off HWY 2 with all paved roads. Pull up the tree lined driveway to a beautiful professionally landscaped front entrance. Stepping into the home you feel it...its comfort and adventure. This is a split level home with over 3600 sf of developed space for large families, multigenerational families, families who love to have guests! The living room is your space in the mornings with the sunrises and the wood burning fireplace to take the chill out of the air. The kitchen, with its copious cabinetry and prep area along with the dining area have views to the West, of the mountains and sunsets! Enjoy the views from indoors or from either of the 2 decks accessible via the dining room or primary suite. Are you working from home? The addition (2008) features a main floor office space which alternately could be a sitting room for an elderly family member who occupies the substantial bedroom having direct access to a full bath, which, is conveniently located off the oversized attached garage! Did I mention there is also main floor laundry? And central air conditioning? And fresh paint? Another renovation (2018) was the Primary Suite inclusive of a gas fireplace, impressive walk in closet, sitting area with access to the upper west deck, and a full en suite with the option of extra privacy closing off the powder room from the bathing area! Continue on to explore the lower level with a walk up feature to the back yard. This is the family room where movie nights and games and crafting can be engaged in by all. Or, head to the 4th level for a vigorous workout in the gym space or cozy up in the recreation room. Perhaps this is where the theatre life is! Or maybe games tables.

Keep in mind those who may slumber in any of the 3 sizeable bedrooms! This level is thoughtfully developed with slab heat for additional comfort! With all the indoor options, lets not forget the outdoors! There is room for animals and forts and play centers and gardens and gazebos and she sheds and man caves and workshops and animal shelters and firepits and gardens and plunge pools and horseshoe pits and volley ball and badminton and, well, I think you know. Have you looked at the map? You are only minutes away from High River and also Okotoks and an easy drive to the South end of Calgary. Up the road is the community riding arena for the equestrian lover plus a BBQ area and playground, walking/bike paths and sledding hill. Are you thinking this may be your space...that one to call home? Call your Realtor® for your private viewing. Move in and call this Home for the Holidays! Now how much fun will that be???