

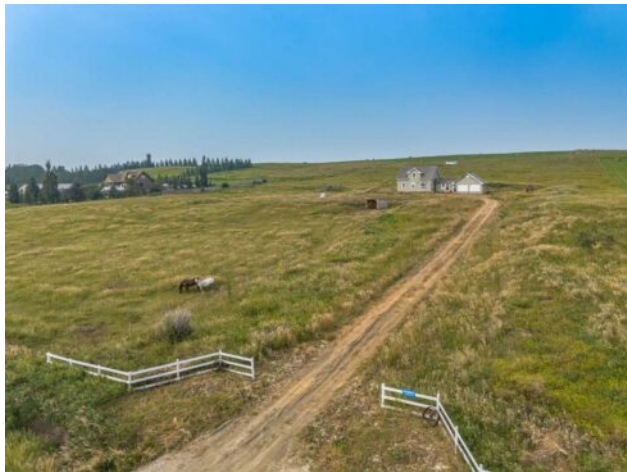


GRASSROOTS
REALTY GROUP

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290053 96 Street E
Rural Foothills County, Alberta

MLS # A2253969



\$775,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,186 sq.ft.	Age:	-
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Garage Faces Front, Gravel Driveway, Oversized		
Lot Size:	6.99 Acres		
Lot Feat:	Front Yard, Rectangular Lot, Sloped		

Heating:	Baseboard, None	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	None
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	18-21-28-W4
Exterior:	Stucco, Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	Electricity at Lot Line, None, Natural Gas at Lot Line
Features:	Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: All Inclusions as-is where-is

A once-in-a-lifetime opportunity awaits the visionary investor or a hands-on renovator. This property is a true handyman's special, offering an incredible opportunity to create the home of your dreams. Situated on a serene 6.99-acre parcel of beautiful prairie land, this expansive 3,186 sq ft home is a rare find with a storied past and unlimited potential. The original structure, dating back to the early 1900s, was lovingly renovated and expanded in 2005. The home was recently moved to this property in 2023 and placed on a new, nine-foot poured concrete foundation, marking the first step in its grand transformation. Inside, you'll find an impressive layout with four large bedrooms, two bathrooms, and spacious, light-filled rooms. Features include hardwood floors and a massive kitchen with granite countertops, ample storage, and a gas range with stainless steel appliances. This property is a project for those with a keen eye for value and a desire for sweat equity. The home is being sold as-is-where-is and requires significant work to obtain occupancy. The breezeway and oversized double garage need to be reattached, and the foundation and basement, currently gravel-floored, require finishing. Utilities are available at the road, but the home is not yet connected to gas, electricity, or septic. Water is available from a drilled well but will need to be connected to the home. A quote for the work needed to complete the project and other documents are available upon request. The location is unparalleled. Enjoy the tranquility of rural living while being just a 15-minute commute to South Calgary or Okotoks. The property is conveniently located near Heritage Heights School and Scott Seaman Sports Rink. Important Note: This is an unfinished property. It does not have occupancy or utilities. Access to the basement is currently not available, and the foundation needs to be

sealed, and windows installed. Please do not enter the property without a private showing request. Expired development permits may be extended with the county with request. This is a unique chance to acquire a vast property and customize it from the ground up to your exact specifications. Don't miss this rare opportunity to build your future.