



GRASSROOTS
REALTY GROUP

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2193 434 Avenue E
Rural Foothills County, Alberta

MLS # A2254190



\$1,095,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,246 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Electric Gate, Front Drive, Garage Door Opener, Garage		
Lot Size:	5.08 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, C		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	32-19-29-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Phone Paid For
Features:	No Smoking Home, Tankless Hot Water		

Inclusions: 4 metal shelves in double car garage, sound system, wooden shelving unit, 2 wooden benches, metal shelves, wooden shelving unit and desk, 3 tables on wheels in Quonset all to stay. 3 Garage remotes, 2 Gate remotes, 3 Garage Heaters, Storage Shed, Sprinkler

Private acreage surrounded by loads of mature trees with an appealing Bi Level with various upgrades, 3 car heated garage, a heated shop and very quick access to Okotoks (just 5km/8 min). This 5.08 acre acreage provides an atmosphere of serenity and sense of escape, but still so close to the many amenities in Okotoks just minutes away. The 29 ft. x 39 ft. bright shop, ideal for home business or a mechanics dream, is insulated & heated with 12 ft. ceilings, separate 100 amp service, 14 ft. X 12 ft. shop door, new infrared gas heaters, separate office with heater, telephone and Cat 5 computer connections, separate gas line and 6 inch concrete floor. If you have pets, there is approximately a half acre of fenced yard. The property also has underground sprinklers, a 12 x 10 pergola with deck for outdoor meals or entertaining and a gated entrance for security, paved driveway (resealed twice) and a storage shed next to the shop. There is also a 20 ft. x 28 ft. storage building on the property. Surrounded by a large farmer's field provides additional privacy, so virtually no neighbours adjacent to property. This fully developed home has a lovely, inviting country kitchen with massive granite island, gas stove and open to a bright family room with free standing wood burning stove. The main floor also has a living and dining room and primary bedroom with 5-piece en suite that has heated floor and heated towel rack and a walk in closet. The lower level has 2 bedrooms, one with a walk-in closet, den, a spacious rec room with gas fireplace and 4-piece bath. The 3-car garage has a single bay and double bay with infrared gas heaters. This home also has air conditioning.