



GRASSROOTS
REALTY GROUP

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263025 16 Street W
Rural Foothills County, Alberta

MLS # A2254201



\$999,900

Division:	DeWinton Heights		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,733 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	4.92 Acres		
Lot Feat:	Lawn, Many Trees, No Neighbours Behind, Open Lot		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	26-21-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, Open Floorplan, Storage		

Inclusions: Dishwasher in basement

Beautiful country setting with easy access to Calgary and Okotoks. This spacious bungalow offers ~3,300 sqft of living space in need of a some TLC , with the ideal blend of peaceful country living with pastoral views to the West and functional family space — all set on nearly 5 acres of open land, perfect way to escape the busy city life without the drive. Step inside to a bright and inviting open-concept layout, where massive living room windows flood the space with natural light. A cozy wood-burning fireplace creates a warm focal point, while durable plank flooring throughout the main level adds durability and style. The dining area is generous, making it ideal for family gatherings and entertaining. The kitchen is equipped with stainless steel appliances, wood cabinetry, and flows into an addition off the dining area — a fantastic blank canvas ready for your dream sunroom, studio, or extended living space. The large primary bedroom features oversized windows, a 2-piece ensuite, and closet organizers for added convenience. The main 5-piece bathroom has been beautifully updated with double sinks, perfect for busy mornings. Two additional bedrooms complete the upper level, offering plenty of room for a growing family. A dedicated laundry/mudroom with a sink and its own exterior door adds functionality, whether you're coming in from the yard or managing everyday chores with ease. Downstairs, the full basement is almost completed (Just a few more things to do) featuring a large recreation room, tons of storage, and a bedroom with a legal window. A second room under the stairs could be used as a home office, or potential fourth bedroom (note: no window). There's a bathroom that only needs finishing touches to be ready to use. The basement wetbar features a dishwasher and a few extra cabinets, A great living space once you add your finishing

touches. Additional updates include a new roof in 2022 and ceiling fans throughout the home to keep you comfortable year-round. This is your chance to enjoy wide open space and fresh air — all while being just minutes from town. With thoughtful updates, loads of potential, and room to grow both inside and out, this DeWinton bungalow is ready to welcome you home.