



GRASSROOTS
REALTY GROUP

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338123 80 Street E
Rural Foothills County, Alberta

MLS # A2256287



\$975,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,784 sq.ft.	Age:	-
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	4.87 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Many Trees		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	36-20-29-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters		

Inclusions: NA

Nestled on just under 5 acres, this beautiful property offers the perfect blend of privacy and convenience. Surrounded by mature trees in a tranquil setting, you'll feel worlds away while being only 5 minutes to Okotoks and 15 minutes to Calgary. The spacious **walk-out bungalow** boasts over **1,700 sq. ft. of living space** on the main level, highlighted by a cozy **wood-burning fireplace** that anchors the living room. Large windows bring in plenty of natural light and frame views of the serene landscape. Comfort and efficiency are top of mind with **in-floor heating** in both the basement and garage, plus a **newer furnace and hot water tank** for peace of mind. The **oversized heated garage** provides ample room for vehicles, tools, and storage. Whether you're looking to embrace country living, enjoy outdoor hobbies, or simply relax in a peaceful setting close to the city, this acreage has it all.