



GRASSROOTS
REALTY GROUP

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306153 272 Street E
Rural Foothills County, Alberta

MLS # A2259955



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,573 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Gravel		
Lot Size:	14.04 Acres		
Lot Feat:	Cleared, Level, Rectangular Lot		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-21-27-W4
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: NA

14 acres of flat, cross fenced land with endless opportunity & a move-in ready fully finished updated bungalow that offers mountain, pasture & city views! This tranquil location delivers gorgeous sunrises & stunning sunsets. The perfect land setup for horses, chickens, a dirt bike track, future riding arena, skating rink or whatever your family can dream up! It even provides a fenced-in "yard space" with a large deck out back to enjoy your mountain views & plush-manicured grass beneath your bare feet! The possibilities are endless & you're just far enough to officially feel like you're in the country but close enough to all the conveniences when you need to cruise the blacktop to town! Approximately 25minutes to Okotoks Costco, Seton Superstore, Bob Snodgrass Recreation Centre in High River, YMCA Seton, Heritage Pointe Restaurants, fuel, spa, medical clinic & liquor store AND even Big Sky BBQ Pit for some of the best BBQ in Alberta! This BRIGHT, updated & FUNCTIONAL home has been meticulously maintained & cared for and is shown throughout. Character is shown with archways, vaulted ceiling, nooks, NEW PREMIUM FLOORING & warm accents! The lower level is laid out in such a way that it lends itself to an open-concept yet separated recreation space, family room & flex space! It is soo functional & BRIGHT with its NEW WINDOWS, NEW CARPET and includes two additional bedrooms & an updated 3 piece bathroom! Additional mentions include an electric gate, over 150 trees planted with drip line, new sliding door to back deck, all poly B piping replaced, hot tub hook ups on west side. Feel the freedom & serenity of being in the country with quick, easy "no traffic to worry about" conveniences within 25 minutes!! Schedule your showing before it's scooped up & appreciated by someone else!

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