

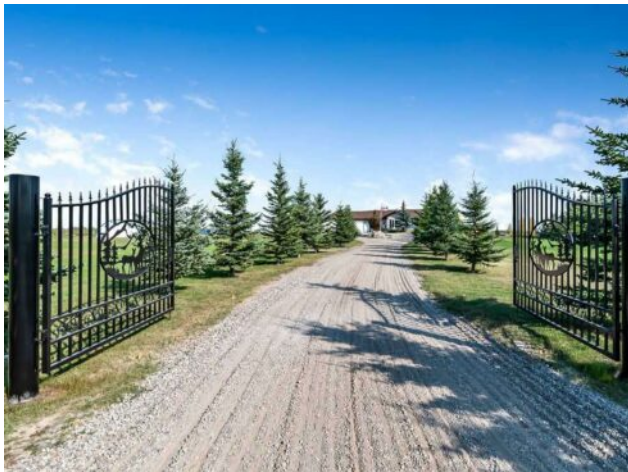


GRASSROOTS
REALTY GROUP

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200, 5054 274 Avenue W
Rural Foothills County, Alberta

MLS # A2260287



\$1,149,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,889 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	3.89 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Garden, Gazebo, La		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	25-21-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed (2) non-compliant, vinyl garage, garage door opener (3) with 3 remotes, gazebo,

Acreage Living Between Okotoks & Calgary. A beautiful tree-lined driveway leads you through a gated entrance to this private country retreat, complete with a circular drive and stunning manicured yard. This sprawling walkout bungalow offers over 3,500 sq ft of developed living space, a quaint front porch, and an oversized heated triple garage with in-floor heat. Step inside and you'll notice every room is generous in size. The living room boasts vaulted ceilings, expansive west facing windows that flood the space with natural light, and a double-sided fireplace shared with the dining room. The kitchen is a chef's delight with a ton of cabinets, a huge walkthrough pantry, and newer black stainless appliances (stove 2022, dishwasher 2023, refrigerator 2024). Enjoy your morning coffee while taking in the incredible east facing views of Alberta's wide-open prairie and big blue skies. The massive mudroom is designed for busy families, offering laundry, tons of storage for coats and shoes, space for a freezer, and direct access to the garage. In the bedroom wing, the primary suite easily fits king-sized furniture and includes a 5 piece ensuite with a deep soaker tub, large walk-in shower, and dual sinks. Two additional spacious bedrooms share a 4 piece bath. The walkout basement doesn't feel like a basement at all thanks to the large windows that make it bright and welcoming. With in-floor heat and a high efficiency furnace (installed in 2024), it's warm and inviting year-round. This level includes two more good-sized bedrooms, a huge 4 piece bathroom, and an expansive entertaining area, perfect for a home gym, games room, media area, and crafts. There is also air conditioning to keep you cool in the warmer months. Outside, the fully fenced backyard keeps pets safe while still offering plenty of pasture. The huge deck includes the gazebo making it easy

to stay outside and enjoy even the rainy season. Additional outbuildings include two (non-compliant) sheds and a 30'x40' quonset, providing fantastic storage and workspace options. If you've been dreaming of country living with quick access to both Calgary and Okotoks, this property truly has it all, privacy, space, and modern comfort in a breathtaking setting.