



GRASSROOTS
REALTY GROUP

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274413 1016 Drive E
Rural Foothills County, Alberta

MLS # A2264761



\$1,195,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,600 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	7.37 Acres		
Lot Feat:	Few Trees, Landscaped, Many Trees, No Neighbours Behind, Open Lot, Secl		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	21-21-29-W4
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	No Smoking Home, Pantry		

Inclusions: Kids play structure, pool table

Beautiful country living just minutes away from the city! This WALKOUT bungalow is situated on over 7.3 acres of land and offers beautiful views to the west. Owned for over 2 decades by the same owners, this home has had numerous UPDATES over the years including all windows and doors replaced, a gas fire place addition, redone front deck, a wrap around veranda addition, redone stucco siding, newer hot water tank and well pressure tank, a new septic pump and redone garage concrete floor and insulation. Horse lovers will appreciate the AUTOMATIC horse waterer, the 12' x 22' hay shed with water and electricity, a horse shelter and being within a few minutes drive from the Hebson arena and Willowside equestrian estates. Inside, the main level features a spacious living room, dining area and a well appointed kitchen with modern appliances and plenty of cabinets. On this level, there are also 3 bedrooms and 2 full bathrooms with the primary bedroom featuring its own 4-pc ensuite bathroom. The fully finished WALKOUT basement is complete with 2 additional bedrooms, a 3-piece bathroom and plenty of storage space for all your family's needs. Soak in the sun on your WEST-FACING, oversized (13' x 33') deck while you take in the gorgeous views of your property. The heated triple garage ensures all your parking needs are met. 82 trees have been added to the driveway, bringing the total to 320 trees on the property! The land has also been PROFESSIONALLY LANDSCAPED to maximize its use and enjoyment. This home offers an escape from the city life while being conveniently located within just a 30 minute drive from downtown Calgary and a 12-15 minute drive from the South Health Campus hospital, the D'arcy Ranch Golf course and the Seton and Okotoks shopping plazas with grocery stores, shops

and restaurants. The land use also allows for potential SUBDIVISION (subject to approval by the county). This property is a must see!
Call to book your private showing today.