



GRASSROOTS
REALTY GROUP

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349035 Tamarack Drive E
Rural Foothills County, Alberta

MLS # A2272990



\$1,550,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,781 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Garage Door Opener, Gated, Heated Garage, Insulated, Oversized, Triple Ga		
Lot Size:	5.00 Acres		
Lot Feat:	Cul-De-Sac, Few Trees, Landscaped, Pasture, Private, Underground Sprinkle		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-20-29-W4
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Paid For
Features:	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s)		
Inclusions:	40' Seacan, 3 horse shelters, 2 fuel tanks, all metal panels, 2 stalls in barn. 3 automatic livestock waterers.		

Every now and again an acreage property comes on the market that ticks a lot of sought after boxes and is in move in condition-this may be the one for you! This 1781ft2 appealing custom built walk out bungalow is situated nicely on 5 acres and definitely has the horse enthusiast in mind with 3 large HORSE pens all with shelters and automatic waterers PLUS A HEATED BARN/shop! This well thought out property oozes charm and functionality right from the custom gated entrance to the last custom rail fence and everything in between! So much so, that only a personal visit can show! This clean well maintained home exudes "quiet luxury" and offers the perfect combination of quality and practicality in every sense in order to truly enjoy the rural lifestyle! Close enough to Okotoks and Calgary (12 minutes) to make a daily commute easy and stress free! Come take a stroll through this appealing country acreage and start planning your next move! OPEN HOUSE Sunday DECEMBER 7, 1:30-4 pm.