

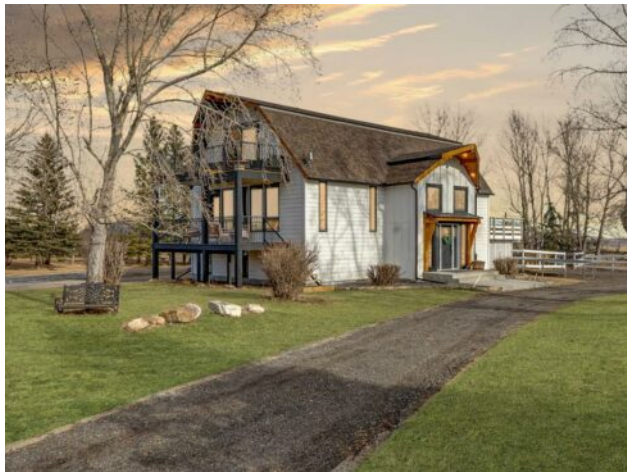


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

386214 16 Street W
Rural Foothills County, Alberta

MLS # A2285756



\$1,350,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,869 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.11 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Level, Rectangular Lot, Tree		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	13-20-1-W5
Exterior:	Cedar, Concrete, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

Welcome to acreage living done right. Where space, upgrades, and lifestyle come together just 6 minutes from Okotoks. Set on 3.11 acres with sweeping west-facing views, this striking two-storey gambrel-style home offers over 4,000 sq. ft. of fully developed living space, completely refreshed from top to bottom. This is not a cosmetic update; it's a full transformation designed for modern country living. From the moment you arrive, the curb appeal makes a statement. The exterior has been freshly repainted and enhanced with new timber-frame accents, a new front entry door, and new black frame windows setting the tone for the quality and care found throughout the home. Step inside and everything feels new. The home features new windows, new flooring and carpet, new interior doors, and fresh paint throughout. The layout remains warm and family-friendly while delivering a clean, contemporary finish that feels both polished and inviting. At the heart of the home is the brand-new kitchen, complete with quartz countertops, updated cabinetry, and generous prep space; perfect for entertaining or everyday life. The adjoining dining and living areas are filled with natural light and designed to capture the peaceful surroundings and wide-open views. The home offers four spacious bedrooms and four bathrooms, including two four-piece baths (one with in-floor heating), a three-piece bath, and a convenient powder room; ideal for families, guests, or multi-generational living. The fully developed lower level adds even more flexibility, whether you envision a media room, home gym, or guest retreat or a mortgage helper with a full suite. Comfort and efficiency were clearly prioritized. The home is equipped with three furnaces providing separate zoning for each level, two central air conditioning units serving the main and upper floors, an upgraded electrical panel, a new gas hot

water tank, and a Nest smart thermostat. A new washer and dryer on the upper level add everyday convenience. Outside, multiple decks invite you to enjoy breathtaking sunsets and the serenity of acreage living. The land offers room to garden, keep animals, or simply enjoy the privacy and open space. A large barn and fully equipped chicken coop make this property ideal for hobby farming or animal lovers. Located just minutes from Okotoks, this property delivers the rare combination of rural tranquility and quick access to schools, shopping, dining, and recreation. This is more than a home. It's a turnkey acreage lifestyle, thoughtfully upgraded and ready to be enjoyed. Opportunities like this don't come along often. This one is ready for its next chapter.