



113022 2453 Drive E
Rural Foothills County, Alberta

MLS # A2290702



\$1,125,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split, Acreage with Residence | | |
| Size: | 1,272 sq.ft. | Age: | 1970 (56 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 20.44 Acres | | |
| Lot Feat: | Level, Many Trees, Pasture, Rectangular Lot, Treed | | |

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|--------------------|--|-------------------|---------------------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Carpet, Laminate, Tile | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt, Rolled/Hot Mop | Condo Fee: | - |
| Basement: | Full | LLD: | 28-19-28-W4 |
| Exterior: | Wood Frame, Wood Siding | Zoning: | CR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, No Smoking Home, Vaulted Ceiling(s) | | |

Inclusions: Starlink equipment

Has the country been calling? This 20-acre acreage will check off all the boxes! Tucked just south of Aldersyde and perfectly positioned between High River and Okotoks, this exceptional 20.44 acre property offers the best of country living while still offering convenient access to all amenities. With easy access to Highway 2—you’ll enjoy both accessibility and privacy with mature trees sheltering the home to create a peaceful setting. The property is well-equipped for acreage living, featuring multiple outbuildings including a barn (with electricity and water), chicken coop, animal shelter, multiple sheds for storage and an unique converted shelter that is now a charming play space for the kids. A double detached garage adds functionality and storage for vehicles, tools, and toys. This 4-level split home w/over 2,300 sq.ft has been thoughtfully updated and offers a bright, open-concept main floor with vaulted ceilings offering an abundance of natural light. The kitchen has been updated with plenty of cabinets, country chic wood counters, newer appliances, a large island with room for stools plus tons of storage to make the space super functional. Don’t forget about the convenient Roomba docking station…such a smart feature. A built-in coffee bar keeps the main space clutter free, and the additional pantry space adds practicality. The spacious living and dining areas flow seamlessly together. The dining area can host your large family functions with ease. An open, modern railing leads to the upper level where you will find two well-sized bedrooms. The primary bedroom has great wood accents and there is plenty of room for your king bed. A 4-pc bathroom finishes off this level. The third level offers two additional bedrooms with great décor features and a shared three-piece bath—ideal for family or guests. The lower level features a

generous rec room with newer carpet…a cozy spot for movie nights. With so much space, the options are endless…a separate kids’ play area, a home office and a gym all have space here. The laundry area is tucked away behind the barn door along with plenty of shelving for storage and a newer pressure tank. Step outside and breathe in the fresh country air. With wide open skies, room to roam, privacy, and space for animals or hobbies, this property delivers the lifestyle so many dream about—quiet and rural, yet just minutes from everyday conveniences.