



**387016 Sundance Trail W
Rural Foothills County, Alberta**

MLS # A2294263



\$1,300,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,504 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	4.25 Acres		
Lot Feat:	Garden, Landscaped, Many Trees, Pasture		

Heating: In Floor, Fireplace(s), Forced Air

Water: Well

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 13-20-1-W5

Exterior: Vinyl Siding, Wood Frame

Zoning: CR

Foundation: Poured Concrete

Utilities: -

Features: Bar, Granite Counters, Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s)

Inclusions: Firewood, patio table & chairs, storage bin beside the patio, Starlink, TV mounts, rubber stall mats, attached shelving in the garage & barn, all attached metal gates.

OPEN HOUSE, SATURDAY, MARCH 21, 2-4 PM. Step right into a world where rural serenity meets urban accessibility-just minutes to Okotoks! Nestled in a picturesque sub-division with southwest views including foothills and mountain views, this beautiful acreage is a haven for horse lovers and offers 4.25 acres which are fenced and cross fenced into 4 pastures-each with post and rail fencing, giving it a unique country charm. This perfect setting features a walk-out bungalow with over 2600 sqft of developed living space in an open floorplan, with vaulted ceilings, 2 beds up and 2 down, air conditioning and paved drive right to the front step. Along with a barn that comes with 2 stalls, a tack room, horse shelters and additional storage, this beautiful equestrian community is bordered to the south by 8 acres of reserve and riding trails including 10m wide riding trails throughout the subdivision making this a dream location for equestrians and those looking for additional space. Inside, this welcoming home offers an open concept layout with vaulted ceilings, a skylight that floods the home with natural light, a cozy fireplace and doors that lead out to the south facing deck from which to enjoy the breathtaking views of the valley and foothills. The open kitchen, dining and living room are great for entertaining and the master bedroom with 5 pc ensuite, another bedroom and 4 pc bath complete the main floor living space (both bedrooms have new carpet). You will appreciate the curved staircase that leads down into the bright walk out basement, featuring two bedrooms, a 4 pc bath, a cold room for your garden produce, a large family room with gas fireplace and functional wet bar which makes for another great space to entertain your family and friends. Outside, a private patio off the walkout basement provides a serene retreat, while on the west side you will find another extra

patio area where you can soak in the sun and enjoy the mountains. The charming firepit area adds warmth and character to the outside space and you will appreciate the garden space. The well is a great producer at 6 g/m. You will find the perfect blend of outdoor living while close to Okotoks in this unique and beautiful space! (Private and public school buses come to the door)