



40107 299 Avenue E
Rural Foothills County, Alberta

MLS # A2300207



\$1,459,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,874 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	4.15 Acres		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Gazebo, Many Trees, Views		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-21-29-W4
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Black fridge and stand up freezer in boot room, flag poles, shop refrigerator. Hot tub and the gazebo on the back deck.		

Set on 4.15 acres of private, tree filled land just minutes from Okotoks and Calgary, this fully finished walkout bungalow offers over 3,600 sq.ft. of developed living space and an exceptional blend of comfort, function, and lifestyle. The main floor welcomes you with a bright, vaulted entry and spacious living area anchored by a beautifully updated fireplace. Newer hardwood flows throughout, leading into a kitchen with lots of granite counter space, updated appliances including gas stove, and a dedicated dining space. Step outside to the expansive west-facing deck and beautiful gazebo, complete with gas hookup, perfect for taking in uninterrupted mountain views. The primary suite features deck access and a marble ensuite, while two additional bedrooms and a refreshed full bath complete the main level. The fully renovated basement adds incredible versatility, offering a large family room, a fully loaded bedroom wing with ensuite and oversized walk in closet. Also found is an office, additional full bath, nice separate entrance from garage into a large boot room/laundry room and a stylish country kitchen with a beautiful island and lovely pantry. Currently being used by the grandparents but a great space for a variety of uses. Walk out to the patio with a salt water hot tub, creating a seamless indoor-outdoor retreat. Extensive upgrades include newer furnace (2024), air conditioning (2024), hot water tank (5 years), electrical panel (2020), updated plumbing, upgraded cistern pump & controls (2023), entire basement (2020), and more—providing peace of mind and move-in-ready convenience. Car enthusiasts and hobbyists will appreciate the oversized triple attached heated garage which additionally includes a large storage room, a vented cold room and a large boot room with access to the back yard. Then there is the impressive 60'x40' heated shop

featuring concrete floors, a pit, mezzanine storage, separate office, workshop area and an additional storage room. The property is beautifully landscaped with mature trees and fruit trees/bushes (Saskatoon berry & choke cherry), fire pit area with outdoor prep area (no sink), a greenhouse and large fenced garden, plus a paved circular driveway (resealed 2022) and plenty of room to enjoy the outdoors. A rare opportunity to own a turnkey acreage with space, privacy, and updates throughout in an unbeatable location. Call your favourite realtor for a showing today!!