



306060 24 Street W
Rural Foothills County, Alberta

MLS # A2101733



\$1,598,800

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|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 3,255 sq.ft. | Age: | 2014 (10 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Gated, Heated Garage, Insulated, Oversized, Parking Pa | | |
| Lot Size: | 4.00 Acres | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Garden, Landscaped, | | |

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|--------------------|-------------------------------------|-------------------|------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 11-21-1-W5 |
| Exterior: | Composite Siding, Stone, Wood Frame | Zoning: | CR |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

Inclusions: N/A

Nestled amidst the picturesque landscape of Calgary's outskirts lies a hidden gem - a magnificent country acreage. This idyllic property offers access to modern amenities while providing the tranquility of a rural retreat. This remarkable acreage offers a coveted lifestyle surrounded by nature and spectacular mountain views, making it a haven for those who appreciate both luxury and functionality. At over 4500 sqft, this 6 bedroom layout with a main floor master and 4 bathrooms ensures ample of space for family and guests. Equipped with high-quality Jenn-Air appliances, the kitchen serves as the heart of the home. The 2 fireplaces provide warmth and ambiance during colder months, creating a cozy atmosphere to unwind and enjoy time with loved ones. The triple, oversized, heated garage with a workshop provides ample space for storage and toys, catering to the needs of car enthusiasts. A fire pit creates the perfect setting for cozy evenings under the stars. The well-maintained garden offers an oasis for relaxation, providing a space of respite amid natural beauty. Those with families will appreciate the estate's close proximity to the renowned Strathcona Tweedsmuir School. Known for its exceptional education, it ensures your children receive a world-class education within a short distance from home. For those seeking outdoor recreational activities, the adjacent Calgary Polo Club offers an exclusive opportunity to witness the excitement of polo matches while enjoying the serene countryside. This special property presents a remarkable opportunity to enjoy a rural retreat within close proximity to Calgary & Okotoks and enjoy a truly exceptional living experience.