



274131 112 Street W
Rural Foothills County, Alberta

MLS # A2126395



\$1,475,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,807 sq.ft.	Age:	1966 (58 yrs old)
Beds:	7	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	6.43 Acres		
Lot Feat:	Dog Run Fenced In, Lawn, Garden, Many Trees, Pasture, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished	LLD:	23-21-2-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE SUN. APRIL 28, 2-4pm. What an incredible home! Welcome to this beautiful acreage nestled in the Foothills with stunning views of the valley and downtown Calgary, located minutes from Calgary and Okotoks. This enormous 2 story sits on 6.43 acres with an oversized double garage, green house, dog run and several old outbuildings including a chicken house and run. The pasture is fenced for horses and has a shelter and paddock with automatic waterer. The land is covered in mature trees and is secluded and private but surrounded by the best neighbors. The home was built in 1966 with an additional wing added in the late 90's which totals 4806 square feet above grade and 6833 sq ft of total living space! The large kitchen has two functionable islands and is the heart of the home with the most spectacular view! There are 7 bedrooms, 3.5 bathrooms, a large wrap around deck that is accessible from both wings of the home and is a must see. This unique layout offers so many spaces for entertaining...endless...inside and out you will find a space for all your needs. There is no shortage of room to live comfortably with whatever sized family you have. The large basement is spacious and partially developed awaiting your finishing touches. Book your appointment today and don't miss out on the opportunity to own an acreage in Foothills and a little peace of serenity.