



100, 322035 4 Street E
Rural Foothills County, Alberta

MLS # A2140335



\$1,385,000

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|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 2,347 sq.ft. | Age: | 1996 (28 yrs old) |
| Beds: | 5 | Baths: | 4 |
| Garage: | Driveway, Electric Gate, Front Drive, Garage Door Opener, Garage Faces Sid | | |
| Lot Size: | 4.32 Acres | | |
| Lot Feat: | Back Yard, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Front Yard, Lawn | | |

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|--------------------|---------------------------------------|-------------------|---------------------------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | Cistern, Well |
| Floors: | Carpet, Hardwood, Linoleum, Tile | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | 5-21-29-W4 |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | CR |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Shed, porch swing

Fabulous opportunity to buy a beautifully maintained acreage just north of Okotoks with 4.32 acres of Stunning grounds and gorgeous mountain views. This home wows from the moment you drive up to the gate, you will be impressed with the tranquility, breathtaking views, mature landscaping and gorgeous wraparound porch. When you enter the home you will love the open to above entrance and abundance of natural light from all the windows. On the main floor is a large flex room - perfect for a formal sitting area, playroom or music room. A lovely living room with gas fireplace, a great place to relax after a long day and soak in those views. Entertain in the formal dining room with a meal prepped in the fabulous kitchen, comprising of built in oven, wolf gas cooktop, granite counters, lots of counterspace, central island and cabinets to the ceiling. The dining nook has doors onto the large deck so you can appreciate your land and views! Completing this level is a fabulous office/den with built in shelving, a 3 piece bathroom with granite counters and a great laundry/mud room with a sink. Upstairs is a massive master bedroom with sitting area - perfect for enjoying the sunrise, a large walk in closet with built in California closet organisers and a 5 piece EnSuite. The other 2 bedrooms are large in size and there is a 4 piece family bathroom. Did I mention every window has fabulous views? In the fully finished walkout basement are 2 more large bedrooms. A massive family/games room with a gorgeous stacked stone fireplace and a 3 piece bathroom. Step out of the walkout basement and enjoy the spacious patio (part of which is undercover). This home has a large storage room and a 3 car garage which is roughed for a future heater. The grounds on this property are amazing, you have a lovely pond area to the far south, lots of mature trees and shrubs, a

lovely rock feature near the home and plenty of space for your ideas. This is an awesome family home in a great location, with easy access to Okotoks & Calgary. Don't miss out! [View 3D/Multi Media/Virtual Tour](#).