



100A, 17177 306 Avenue E
Rural Foothills County, Alberta

MLS # A2140601



\$1,475,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,535 sq.ft.	Age:	1963 (61 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached, Insulated		
Lot Size:	3.67 Acres		
Lot Feat:	Few Trees		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	9-21-29-W4
Exterior:	Brick, Cedar, Cement Fiber Board, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: Storage Shed, TV and Mount, Lower Level: Washer, Dryer, Refrigerator, Cook Top, Convection Microwave, Dishwasher, Legal Suite: Range Hood, Stove, Dishwasher, Microwave, Refrigerator,

Fantastic opportunity located on over 3.5 acres just minutes south of Calgary with great access to the South Calgary Health Campus and all the shops and services in both Seton and Legacy! Okotoks is just minutes south of this acreage as well. If you are looking for space, peace, and quiet, but want access to amenities, you just found it! This large, gorgeous bungalow built in 1963 was moved to this location and put on a 2001 foundation and connected to 2001 septic and well systems. The main floor offers over 2500sqft with 3 bedrooms, 2 full bathrooms (master ensuite is updated with 2 sinks, a jetted soaker tub and large tile/glass shower), large living room/dining room combination, family room, updated kitchen with stainless steel appliances, complete laundry, and large deck. The fully finished walk out lower level provides a UNIQUE OPPORTUNITY for rental income, extended family, older children, live in care giver or nanny. There is a 2 bedroom, 1 bathroom legal suite with separate laundry and a 2nd 2 bedroom, 1 bathroom illegal suite. Use them as separate living areas or part of creating a large fully finished space offering almost 5000sqft of development! Amazing location with easy access to both Calgary and Okotoks, fully finished walk out bungalow, and a unique lower living space offering many options to suite your needs!