



GRASSROOTS
REALTY GROUP

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64144 434 Avenue W
Rural Foothills County, Alberta

MLS # A2196751



\$1,015,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,526 sq.ft.	Age:	1949 (76 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	6.72 Acres		
Lot Feat:	Creek/River/Stream/Pond, Dog Run Fenced In, Garden, Gentle Sloping, Lawn		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	5-20-1-W5
Exterior:	Stucco	Zoning:	CRES
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Natural Woodwork, No Smoking Home, Vinyl Windows		

Inclusions: NA

The classic farm house where you walk into the mud room - kick off your boots - and step up to a beautiful country kitchen and the coffee is always on. This terrific 6.72 acres is the home place which belonged to the historical Mounkes Ranch. A 1536 square foot, 4 bedroom, fully renovated home that certainly has the original farm house vibe while at the same time offering you the energy efficiency of triple pane windows, steel roof, and central air conditioning.. The home is tucked away behind a grove of caragana bushes that provides privacy and a hideaway to many species of birds. Gorgeous Foothills of the Rocky Mountain views surround this property that also features a little creek that runs south to the Sheep River. Along with your comfy cozy farm house the property also features a full of character red barn with loft and a purposeful workshop with a red western facade. The property easily lends itself to a great set up for horses or hobby farm with goats, sheep, rabbits, and lots of space for a productive country garden. This house has a full basement and you can tell that it's been built to last a long time. Downstairs also offers the traditional cold storage rooms for the pickling and preserves you'll be getting out of your garden. Of course location of a home is always a significant asset and this property is conveniently set between the town of Diamond Valley and it's amazing small town feel full of great coffee houses, restaurants, and other incredible retail shops and Okotoks which offers you all the amenities required. It's a lifestyle that many are looking for in this day and age. Relaxing in your big country living room full of soothing sunshine and feeling the warmth of the hardwood floors. It's full of life and all yours to enjoy.