

200, 274128 320 Street E  
Rural Foothills County, Alberta

MLS # A2127379



## \$989,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,059 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Insulated, Quad or More Detached		
<b>Lot Size:</b>	15.00 Acres		
<b>Lot Feat:</b>	Yard Lights, Pasture, Private, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	22-21-26-W4
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Laminate Counters, Vaulted Ceiling(s)		

**Inclusions:** none

House and Shop on 15 acres near the Bow River with a 2059 sq. ft. 4-bedroom bungalow, with Hardy Board exterior, Triple E Energy Efficient Windows, 2018 Shingles, new rear deck 2023. MASSIVE 70'x 60' bright Red Shop to be extremely proud to call your own! Insulated and lined, 4 @ 16 X 16 overhead doors with openers, 4 man doors, makes it perfect workshop. The home offers vaulted ceilings, large open kitchen -family room with big views. The full basement is open and ready for development. The Alberta Big sky's showing off endless sunshine over the river valley views, quiet and peaceful and only minutes to one of the best trout rivers in the world! Only 30 min to Okotoks, and to South Campus Hospital.