

**434102 64 Street W
Rural Foothills County, Alberta**

MLS # A2137897



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,476 sq.ft.	Age:	1993 (31 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	10.50 Acres		
Lot Feat:	Many Trees		

Heating: Boiler, Combination, In Floor

Water: Well

Floors: Carpet, Ceramic Tile, Laminate

Sewer: Septic Field

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: 33-19-1-W5

Exterior: Stucco, Wood Frame

Zoning: CR

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s)

Inclusions: Window coverings, gate openers.

Welcome home to your dream acreage in the breathtaking natural beauty of the Foothills. 10.5 Acres, with spectacular views of the Rockies to the west and rolling hills in full panoramic! Original owners have loved and maintained this impeccable property. As you wait for your realtor to open the lock box, be sure to admire your new garden already sprouting with a bounty for your family. You can sense the love the home has seen as you enter. The entrance is perfect for dressing the kids for sledding and still having enough room for your furry friends. You will immediately feel comfortable in the well laid out kitchen, designed to make sure the cook isn't left out of festivities. Beautiful clean cabinets and recently upgraded(2020) appliances including gas stove create a kitchen that is efficient and exciting. So much storage and cabinet space will make prepping big meals a breeze. The kitchen/dining/living room combine to allow for large gatherings, but everyone will want to be on the screened deck anyways! Before stepping out to see it, take the time to admire the original (unpainted) quality woodwork including the built in china cabinet. Over 300 sq' of covered, screened, vinyl covered, west facing deck! You'll forget you have a house - the deck will hold your attention and extend the opportunity to bask in nature (without the bugs or wind). Three bedrooms, three washrooms and a walk-trough laundry room, with a sink, complete the upper level. The fully developed walk-out basement boasts another two bedrooms, huge recreation room with wood burning stove. The large mud room with office close works well for the person working from home and may invite clients in. The triple heated garage provides ample parking and a workspace. Extra outbuildings provide another 450 sq' of covered storage. Make sure you give yourself enough time to walk the

property to find the saskatoons, strawberry, rhubarb, apples and multiple perennial beds. Greenhouse and tomato plants included. Owners have always had the best water, great taste and not hard. Situated beautifully, a short drive to Okotoks, High River or Diamond Valley. A 5 min drive from a swim or some fishing on the Highwood River at the exclusive Hogg Park. Application to subdivide may be a possibility. Call you favourite realtor today - you need to see this one. Your bounty awaits!