

**349062 Tamarack Drive E
Rural Foothills County, Alberta**

MLS # A2150101



\$1,350,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,002 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.30 Acres		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Other	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to your Dream Home South of Calgary and East of Okotoks. Currently under construction bungalow will be ready by the end of August. This well-designed residence, situated on 4.3 acres is perfectly designed for both comfort and functionality. The main floor will boast an open concept with a gas fireplace, 9 ft. ceilings enhancing an airy atmosphere. The kitchen will be a chef's delight, featuring granite countertops, custom kitchen cabinetry, and island. The main level includes 3 bedrooms, including your primary bedroom featuring walk-in closet and 5 piece ensuite, also on main offers guest bathroom, and main floor laundry. The basement features a free span steel beam, no exposed posts, it lends itself to be an open canvas for development with 9' ceilings and large windows. Surround by covered sunrise and sunset decks to enjoy anytime of your day. Oversize double attached garage with 13' ceiling height, insulated, & cement floor. Be the first to meet with the builder and narrow down your design in colors and textures. Don't miss out on this great opportunity. Quick access to hwy 2 and Okotoks .