

402194 48 Street W
Rural Foothills County, Alberta

MLS # A2157286



\$1,299,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,666 sq.ft.	Age:	1960 (64 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	36.88 Acres		
Lot Feat:	Back Yard, Front Yard, Many Trees, Pasture, Secluded		

Heating:	Fireplace(s), Forced Air	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	10-20-1-W5
Exterior:	Stucco, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s), Storage, Tile Counters		

Inclusions: TV in living room, all stalls in barn, all water troughs, gates, sheds.

Charm and Character farmhouse with a STUNNING Mountain View with 36.88 spacious acres! This character home offers 2756 sq. ft. of living space, 4 bedrooms, & 3 baths. Lots of original charm throughout, hardwood & tiling flooring on the main. Enjoy the coziness of the warmth of the cedar ceiling with exposed beams, skylight, brick wood fireplace and lots of windows to enjoy the picturesque views. Nice deck to enjoy the gorgeous Mountain Views and also an incredible upper treed area with manicured hiking and riding trails, saskatoon bushes and wildlife to enjoy. The developed basement offers rec room, two bedrooms, laundry shared with mechanical room plus a mud room and even a cold room to store all your preserves. The property offers a 22'x 26' double detached garage, 32'x 60' Quonset/Barn with stalls, corrals, horse shelters, fenced and cross fenced, stock waters, 10gpm water well and a sand riding arena! The yard is well maintained with lots of outdoor space with trees, interlocking brick patio, firepit, 8'x30' green house and garden. Zoned Agriculture. Located just off of Highway #7 between Okotoks and Diamond Valley, it close to all the amenities, hospital and schools. Pavement to your Driveway! Quick Possession!