

32087 393 Avenue E
Rural Foothills County, Alberta

MLS # A2158793



\$985,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,612 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Garage Door Opener, Garage Faces Front, Gravel Driveway, Oversized, Triple		
Lot Size:	3.43 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind, Many Trees, Private, S		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	15-20-29-W4
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Jetted Tub, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

Welcome to this lovely 3 bedroom, 3 bathroom, Air conditioned, walkout bungalow situated on 3.43 acres, just 3 minutes south of Okotoks. This property features awesome views, a Massive deck, lots of trees and a huge 3 car garage with high ceilings. As you enter into the home you are wowed by the vaulted ceilings, abundance of natural light and gorgeous hardwood floors. There is a large living room with gas fireplace which has built in shelving either side - a great place to relax after a long day and enjoy the far reaching views. Entertain in the dining area or step out onto the huge deck for a BBQ. The kitchen features stainless steel appliances, a central island with raised eating bar and lots of counter space. There is a great space to put a desk, perfect for anyone working from home. On this level are 2 spacious bedrooms, the master is huge and features doors on to the deck, a large walk in closet and a 5 piece ensuite with jetted soaker tub and oversized shower. The other bedroom is a good size & has a large window overlooking the trees at the rear of the property. Completing this level is a laundry/mudroom with a sink and a 4 piece family bathroom with large vanity. In the fully finished walkout basement is a massive family/games room with in floor heating and lots of natural light. There is another spacious bedroom and a 3 piece bathroom with a huge tiled shower and vanity with granite counter. The oversized triple garage has a gas rough in for a future heater, high ceilings and workbenches. There is a rear deck and a perfect firepit area, sit and relax and enjoy your treed view at the rear of the property or sit out on that massive front deck and enjoy the far reaching views. This property is so convenient for all the amenities that Okotoks has to offer. View 3D tour/virtual tour and then book your showing.