

80024 249 Avenue E
Rural Foothills County, Alberta

MLS # A2163574



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,763 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.51 Acres		
Lot Feat:	Corner Lot, Cul-De-Sac, Farm, Lawn, Garden, Private, Rectangular Lot, View		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	31-21-28-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

****OPEN HOUSE- Sunday September 22, 1:00pm-4:00pm**** Nestled on a 4.51 acre parcel, this acreage provides a perfect combination of Rural and Urban lifestyle, conveniently located less than 10 minutes away from Calgary and 15 minutes away from Okotoks. This well-designed home features a vaulted ceiling and a fully developed, spacious basement, with options to include a pool table and antique heater. This well maintained home includes an open concept main floor that has 3 bedrooms, 2.5 bathrooms, main floor laundry and a beautiful kitchen enhanced with an island, stainless steel appliances and a walk in pantry. This sizeable basement includes a very generous Recreational area as well as a nice sized bedroom and a bathroom. Enjoy the tranquility of this quiet location with breathtaking mountain views. The property is wheelchair accessible with a front ramp, wide entryways, hallways, a master bedroom, and an ensuite bathroom designed for easy mobility. Located just an 8-minute drive to South Health Campus and within a 10-minute range of Fire and Rescue services. The property includes a well-equipped 31'6"x23'6"shop with 10' ceiling, 110v/220v power, heating, and ample workbench space. The land is fenced with durable metal pipe fencing, cross-fenced into three pastures with 2-W gates. A picturesque pond, teeming with waterfowl and frogs during moist seasons, adds to the charm, along with a red-winged blackbird nesting area. The landscape is filled with mature trees, unique specimen shrubs, and perennials. Additional features include a small animal shelter, tack room, and storage shed, all moveable and set on skids. This property offers a perfect blend of practicality and natural beauty.