

**300, 482158 48 Street E
Rural Foothills County, Alberta**

MLS # A2164822

\$1,999,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,951 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Asphalt, Concrete Driveway, Driveway, Heated Garage, Triple Garage Attach		
Lot Size:	58.31 Acres		
Lot Feat:	Dog Run Fenced In, Lawn, Garden, Landscaped, Pasture, Private, Views, Wa		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	14-19-29-W4
Exterior:	Stucco, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	Hot Tub, Second Refrigerator/Freezer Combo, Second Dishwasher, Second washer/dryer		

An incredible opportunity to own an estate-style, walk-out bungalow on 58 acres. Enjoy stunning mountain views, the tranquility of Tongue Creek running through the edge of your land, and the convenience of being just minutes to High River or Okotoks. With its vaulted ceilings and spacious proportions, this open floor plan lives much larger than its footprint. The kitchen is the star of this home, complete with custom cherry cabinetry, a massive island, granite countertops and high-end appliances, made more practical by the addition of a wet bar and all opening to the adjoining family room. The east-facing primary suite captures the sunrise and features dual sinks, tiled steam shower, jacuzzi tub and large walk-in closet with laundry machines. The main floor is completed with a half bath, mudroom area and a large, walk-through pantry with utility sink and all-fridge/freezer pair. From here you can access the oversized triple garage or the secure dog run. The lower level features three additional bedrooms (one with 2-pc ensuite), a 4-pc bath, home office/flex space, second family room, second laundry space and plenty of storage. Outside, you have your choice of excellent outdoor spaces to relax in, including a covered patio, east-facing deck and west-facing screened porch from which to enjoy the mature landscaping including two ponds and waterfall. All of this with a set up perfect for horses or livestock including waterers, shelters, outdoor riding arena, 5-stall barn and an 1800 sq ft heated shop with bathroom, tack room, washing bay and hobby/woodworking shop. Three strategically placed wells and a perfect location for another access road create endless possibilities…and potential to subdivide (with approval).