



**322253 112 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2289659**



**\$1,200,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	15.86 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gentle Sloping, Many Trees, Rectangular Lot, Treed		

<b>Heating:</b>	In Floor, Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Concrete	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	2-21-2-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	Propane
<b>Features:</b>	Laminate Counters, Open Floorplan, Storage		

**Inclusions:** Propane tank (rented), wood shed, fabric outbuildings (2), riding lawnmower, lawnmower, anything left in outbuildings.

Discover an extraordinary opportunity to own 15.86 acres of incredible privacy, tucked away in the forest yet showcasing some of the prettiest Rocky Mountain views Alberta has to offer. Located just a short drive to both Okotoks and Calgary, this property offers the perfect balance of seclusion and convenience. Enter through the treelined circular driveway and feel the world slow down. The land is a beautiful blend of mature trees and open clearings, complete with walking paths that invite you to explore your own private retreat. Whether you envision quiet mornings with coffee overlooking the mountains or evenings spent watching wildlife wander through, this setting is truly special. The existing home was originally intended to become a triple car garage once a larger dream home was built. Today, it fully functions as comfortable living quarters featuring a full kitchen, full bathroom, living room and bedroom. There is also the potential for a second bedroom by converting the current storage area. In floor heat runs throughout, and the home includes a washer and dryer for everyday convenience. One of the most attractive aspects of this property is that it is ready for your future plans. The septic tank and field are already installed, the well is connected to the current home, and a propane tank is in place should you wish to continue using it for heat or explore bringing in natural gas. Much of the groundwork has been completed, making the process of building your dream home that much easier. This property would make an incredible weekend getaway, a peaceful full time residence for a single person or couple, or a spectacular canvas for a custom estate home surrounded by nature. If privacy, natural beauty and proximity to the city are high on your list, opportunities like this are rare.