



**349030 Tamarack Drive E  
Rural Foothills County, Alberta**

**MLS # A2304397**

**\$1,238,600**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,757 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	4.30 Acres		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	In Floor	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Other	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	36-20-29-W4
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** basement fridge

Incredibly well maintained acreage property with fast access to Okotoks and Calgary. Set on 4.3 acres, this home is move in ready. This walkout bungalow is open concept with vaulted ceilings. Main floor features white kitchen with stainless steel appliances, corner pantry and large island. Plenty of room for friends and extended family in the large dining room. The living room offers large windows and has room for even the largest sectional. Primary bedroom also has vaulted ceiling, walkin closet and newly renovated ensuite with dual sinks, and tiled shower. Laundry is tucked away off the ensuite. Two more bedrooms and main bathroom complete the main floor. Basement has additional bedroom, full bathroom and family room. If you need more basement space, you could add living space by expanding into the heated garage. Plenty of space of hobbies in the lofted barn, Currently used as a workshop, it could easily be converted into a 3 stall barn. Upstairs loft has heat and electricity and was used as a teen hangout but would work well as a creative space. Lots of trees have been planted over the years and the spring stream that flows through the back of the property adds more interest to the landscape. Triple garage will fit your F150! RV parking to the south of the house has sani-dump hook up to the septic system. Impressive mechanical system with infloor heating that heats the entire home. Split AC in primary bedroom for those warmer summer nights. Strong well at 6gpm