



**338076 Meridian Street
Rural Foothills County, Alberta**

MLS # A2325970



\$1,790,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,375 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Insulated, Oversized, Triple Garage Detached		
Lot Size:	7.53 Acres		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	31-20-29-W4
Exterior:	Brick, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: GARAGE DOOR OPENER PLUS 2 REMOTES. SECOND FRIDGE. POOL TABLE. 2 TELEVISION MOUNTS AND BRACKETS. WOOD BURNING STOVE 'SWEET HEART MODEL'. GARAGE DOOR OPENER IN WORKSHOP

Experience the perfect blend of country charm and modern comfort in this beautifully updated bungalow, ideally situated on 7.53 picturesque acres just minutes northwest of Okotoks. Surrounded by mature trees and professionally landscaped grounds, this exceptional property offers outstanding privacy, breathtaking mountain views, and the peaceful lifestyle you've been dreaming of. A detached triple garage is connected to the home by a covered breezeway, creating the perfect sheltered space for year-round barbecuing and convenient access in every season. The impressive heated shop features soaring ceilings, a loft, and its own bathroom, making it ideal for a home-based business, hobbyist, or storing recreational vehicles and equipment. Inside, the updated country kitchen is both warm and inviting, showcasing timeless white cabinetry, granite countertops, rich hardwood flooring, and a charming wood-burning stove that serves as the heart of the home. The adjoining great room boasts vaulted ceilings with exposed beams, a cozy gas fireplace, and expansive windows that perfectly frame the spectacular mountain views. The main level also features a spacious primary bedroom with a walk-in closet and private two-piece ensuite, a second bedroom, and a beautifully renovated spa-inspired four-piece bathroom. The fully developed lower level offers a warm and welcoming family room with a second gas fireplace and a dedicated corner office area, perfect for working from home. An expansive recreation room provides plenty of space for entertaining and includes an oversized pool table. A third bedroom, upgraded bathroom, and utility room with a convenient walk-up entrance to the outdoors complete the lower level. This is a rare opportunity to own an immaculately maintained country property that combines stunning mountain views, exceptional privacy,

versatile outbuildings, and a highly sought-after location just minutes from Okotoks.