



GRASSROOTS
REALTY GROUP

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64242 258 Avenue E
Rural Foothills County, Alberta

MLS # A2326995



\$1,450,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow with Loft		
Size:	3,031 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Oversized, Parking Pad, Quad or More Attached, RV Access		
Lot Size:	5.25 Acres		
Lot Feat:	Lawn, Level, Private, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Tile, Vinyl Plank	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	36-21-29-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

**** OPEN HOUSE SUNDAY JULY 19 | 11:30am - 2:00pm |** Today's acreage buyers are redefining what matters most. They're looking for meaningful land, peaceful surroundings, and a home that's thoughtfully sized rather than simply oversized. ****This property is setup for multi-generational living with separate entries in both the 1100sq.ft bonus space above the garage AND the 1700sq.ft in the basement!**** Set on 5.25 private acres, where mature trees create a peaceful setting around the home, this property delivers exactly that. The thoughtfully designed main living space is complemented by an untouched walk-up basement that's already equipped with in-slab heat, 9 $\frac{1}{2}$ -foot ceilings, six large windows, and roughed-in plumbing for a future bathroom—creating a bright, open blank canvas ready for your vision. Above the 27'x50' oversized triple garage (w/slab heat), an exceptional 1,100 sq. ft. bonus space with both interior and exterior access offers outstanding flexibility for a home-based business, recreation room, studio, or future secondary living space (subject to Foothills County approval). With mature trees, exceptional privacy, open, flat acreage offering room for a dream shop or additional outbuildings, and the flexibility to grow over time, this is the kind of property that lets you enjoy today while leaving room to dream even bigger tomorrow. While the setting feels wonderfully secluded, the location is remarkably connected. Enjoy being just 10 minutes from both Calgary and Okotoks (South Campus Hospital), five minutes to Heritage Heights School and St. Francis of Assisi Academy, minutes from three outstanding golf courses—including Heritage Pointe Golf Club—and only 10 minutes to the Bow River. It's the rare opportunity to embrace the peace of country living

without compromising the connections that matter most.