



GRASSROOTS
REALTY GROUP

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242034 36 Street E
Rural Foothills County, Alberta

MLS # A2329093



\$1,629,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,790 sq.ft.	Age:	1970 (56 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Asphalt, Double Garage Detached, Driveway, Gated, Heat		
Lot Size:	5.81 Acres		
Lot Feat:	Backs on to Park/Green Space, Gazebo, Landscaped, Lawn, Level, Many Tre		

Heating:	Central, Natural Gas	Water:	Cistern, Well
Floors:	Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	34-21-29-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Electric Fire Place, TV Wall Mounts(2), Shed, Gazebo, Fire Pit, C-can, Patio BBQ, Wicker Patio Set(table, 6 chairs, 3 love seats, 2 end tables, 3 bar stools), One 54" Ride-On John Deer Lawn Mower, One John Deer (runs but missing deck), Garage Heater, Two Shelving Units, Two Baby Gates.		

OPEN HOUSE - SUNDAY JULY 19th 11am - 2pm. | Welcome to this exceptional 5.81-acre property backing directly onto Carmony Golf Course, offering the perfect combination of privacy, space, and convenience just minutes from Calgary and Okotoks. Originally built in 1970 and extensively expanded in 2015, this beautifully renovated bungalow offers 2790 sqft on the main floor, plus an additional 2309 sqft split between two basements for a total of 5099 sqft of total usable living space! Designed for both family living and entertaining, the open-concept main floor features 5 bedrooms, 2.5 bathrooms, a spacious living area, and a stunning custom kitchen renovated in 2018 with an oversized quartz island, built-in fridge and freezer, soft-close cabinetry, under-cabinet lighting, hidden storage solutions, and walk-in pantry. The spectacular four-season sunroom is a true showpiece with semi-vaulted ceilings, eight oversized picture windows, an authentic barn-wood and slate fireplace feature wall, reclaimed wood mantle, hidden storage, and a cozy gas fireplace overlooking the mature trees, golf course, and abundant wildlife. The private primary suite includes a walk-in closet and full ensuite with a large soaker tub. Three additional bedrooms each feature walk-in closets, while the fifth bedroom offers flexibility as a guest room or home office. The fully developed basement adds a large family room with wet bar, spacious bedroom with walk-in closet, 3pc bathroom, naturally soft well water with reverse osmosis drinking water, secondary laundry/mechanical room, upgraded windows, and excellent future suite potential (subject to approvals). The oversized detached garage features front and rear overhead doors with drive-through capability and ample space for vehicles, toys, and equipment. The fully fenced acreage offers room for RVs, trailers, recreation, children, pets, and future

hobby use. School bus pickup for both Foothills Public and Catholic schools is conveniently located at the front gate. Major upgrades include the 2015 addition, two high-efficiency furnaces(2015 & 2012), upgraded insulation throughout, 200-amp electrical service, underground power, CAT5 wiring, water treatment system, reverse osmosis, paved driveway, new 2,000-gallon septic tank and 150-foot septic field (2020), Telus fibre to the property line, and a new hot water tank (2026). Additional features include two laundry rooms, two large decks, gazebo, storage shed, swing set, custom Catio, plumbed pet drink/water fountain, \$13k in authentic barn-wood throughout, mature trees, and incredible privacy. These sellers have completed all the expensive renovations and maintenance-now you can take advantage and enjoy living the quiet acreage life free of those costly repairs and maintenance! Rarely does a property offer this much usable land, functional living space, extensive upgrades, and an unbeatable location this close to Calgary. Book your private showing today!