



GRASSROOTS
REALTY GROUP

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48224 320 Avenue E
Rural Foothills County, Alberta

MLS # A2330431



\$1,179,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,652 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Driveway, Driveway, Garage		
Lot Size:	4.00 Acres		
Lot Feat:	Cul-De-Sac, Landscaped, Many Trees		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Pantry

Water: Well

Sewer: Mound Septic

Condo Fee: -

LLD: 11-21-29-W4

Zoning: CR

Utilities: -

Inclusions: Ring Doorbell, nest thermostat, TV mount and bracket, R/O System located at the kitchen sink

The property offers the best of both worlds; generous usable outdoor space for everyday living/working together with a natural wetland landscape that has been intentionally left undisturbed to encourage the wildlife that is abundant on the property. Pride of ownership is evident throughout this lovingly maintained acreage, nestled on a beautifully landscaped yard featuring mature trees, flowering shrubs, perennial gardens, and a charming miniature man-made pond. A natural marsh pond on the property attracts an abundance of birds and wildlife, creating a peaceful country setting you'll enjoy year-round. Inside, the bright open-concept design is perfect for both everyday living and entertaining. A spacious front dining room provides the ideal setting for hosting family gatherings, while the country kitchen offers solid wood cabinetry, a huge pantry, and an open layout overlooking the inviting great room. The cozy gas fireplace and large windows fill the space with warmth and natural light. Step outside onto the tiered rear deck, where you'll have plenty of room for summer BBQs while taking in the stunning views of the beautifully landscaped yard. The upper level features a spacious primary retreat complete with a spa-inspired ensuite offering a relaxing jetted tub and separate shower. Two additional bedrooms and another full bath complete the upper level. The professionally developed lower level (2020) includes two additional bedrooms, a versatile flex area, and a full 4-piece bathroom. For added peace of mind, the Poly-B plumbing has been replaced. Vehicle storage and workspace are exceptional with both a double attached garage and a newer 21' x 22' detached garage built in 2018. Ideally located just 5 minutes from Okotoks and approximately 15 minutes to Calgary, this affordable acreage offers the perfect balance of peaceful country living and convenient access

to city amenities. A wonderful opportunity that is well worth your viewing.