



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

226016 76 Street E
Rural Foothills County, Alberta

MLS # A2330468



\$1,460,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,055 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized, RV Access/Parking, Se		
Lot Size:	4.52 Acres		
Lot Feat:	Landscaped, Private, Treed, Views		

Heating: In Floor, Fireplace(s), Natural Gas

Floors: Ceramic Tile, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Storage, Sump Pump(s), Vaulted Ceiling(s)

Water: Cistern, Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 1-22-29-W4

Zoning: CR

Utilities: -

Inclusions: Quad with snow plow, work benches in shop

****Escape to the serenity of country living without sacrificing convenience.**** Perfectly positioned just minutes from Calgary and Okotoks, this exceptional walkout bungalow exudes pride of ownership and sits on 4.52 beautifully landscaped acres, only moments from three premier golf courses. Designed to capture its breathtaking surroundings, the home offers over 4,100 sq. ft. of developed living space with soaring vaulted ceilings, expansive windows, and panoramic mountain and countryside views. The bright, open-concept main floor is ideal for both everyday living and entertaining, featuring a spacious kitchen with granite countertops, abundant cabinetry, and a sunny breakfast nook that opens onto the expansive deck. The inviting living room is anchored by a cozy fireplace, while the formal dining room provides the perfect setting for family gatherings. The private primary retreat offers a walk-through closet and a 4-piece ensuite, complemented by a second bedroom, full bathroom, and an oversized laundry/mudroom with direct access to the heated double attached garage. The fully developed walkout basement expands your living space with a large family and recreation room featuring a second fireplace, a third bedroom, full bathroom, dedicated office, hobby room, and a bright sunroom—ideal for hobbies, a home gym, or additional entertaining space. Car enthusiasts, hobbyists, and tradespeople will appreciate the impressive 39' x 23' heated detached garage/workshop, complete with in-floor heating and a convenient 2-piece bathroom. With ample parking, RV access, and room to work or play, this property truly offers the best of acreage living. Whether you're enjoying spectacular sunsets, entertaining family and friends, or simply embracing the peace and privacy of the countryside, this remarkable Foothills property delivers the lifestyle you've been

dreaming of.