



GRASSROOTS
REALTY GROUP

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320016 402 Avenue E
Rural Foothills County, Alberta

MLS # A2335369



\$1,336,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,875 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	8.26 Acres		
Lot Feat:	Corner Lot, Garden, Lake, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Hardwood, Laminate, Linoleum, See Remarks	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-20-26-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Smart Home, Storage, Sump Pump(s), Track Lighting, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Garburator, water softener, Kinetico water filtration system, back up water cistern, back up generator, 2 wells with excellent gpm and excellent drinkable water

Set on nearly 8.3 private, fully fenced acres with sweeping mountain views, this beautifully maintained and extensively landscaped property offers the perfect balance of peaceful country living and modern convenience, located approximately 15 to 20 minutes from Okotoks and just 30 minutes from Calgary. Built in 2008, this walkout bungalow offers 1,874 sq. ft. on the main floor plus an approximately 1,874 sq. ft. finished walkout basement, providing nearly 3,700 sq. ft. of developed living space. Features include 6 bedrooms, 4 bathrooms, a flexible den/gym, 9-foot ceilings up and down, main floor laundry, central air conditioning, a heated attached three-car garage, enclosed back porch, spacious deck, and unobstructed mountain views with both sunrise and sunset exposure. Infrastructure includes two wells (approximately 9 GPM and 15+ GPM), a backup cistern, a 14 kW natural gas standby generator, 200-amp electrical service, livestock fencing, and page wire fencing for dogs. The thoughtfully landscaped grounds feature hundreds of mature lilacs, spruce, shade and ornamental trees, fruit trees, an oak tree, a newly established rose hedge, a large garden area, and multiple fire pit areas and park like paths. Nearly all landscaping has been water-lined and mulched. Outbuildings include a 40' x 50' barn/shop with a 1,200 sq. ft. upper level, a 24' x 40' lean-to, a 12' x 16' shed, additional outbuildings, garden sheds, and a horse shelter. Located on a well-maintained Okotoks school bus route.