

\$899,900 - 306097 96 Street E, Rural Foothills County

MLS® #A2083681

\$899,900

5 Bedroom, 3.00 Bathroom, 1,283 sqft
Residential on 4.50 Acres

NONE, Rural Foothills County, Alberta

Welcome to your dream equestrian retreat just minutes away from both Calgary and Okotoks! Nestled on 4.5 acres of picturesque land, this property is a haven for horse enthusiasts or if you crave your own slice of heaven where you can watch your animals and children play while enjoying the tranquility of country living. As you arrive, you're greeted by the sight of mature trees, horse shelters and a splendid barn boasting 5 generous stalls, hay storage, and a tack room. Multiple fenced paddocks offer ample space for your horses to roam, while a spacious sand riding arena with lighting provides the perfect setting for training sessions and leisurely rides. The heart of this charming property is the fully finished bungalow, a delightful blend of comfort and elegance. The main level welcomes you with an open-concept layout, where the dining area, kitchen, and living room seamlessly flow together under a vaulted ceiling. The kitchen has bright white cabinetry and granite countertops, it's™ perfect for hosting. From the dining room's large windows, you can gaze out at the riding arena and barn, creating a serene backdrop for your meals. In the open living room, you'll notice the hardwood floors flowing throughout and a generous window overlooking the front porch. The main floor also hosts the spacious master bedroom, tucked away down the hall for added privacy. Here, you'll find a walk in closet & full ensuite bathroom featuring heated floors, granite countertops and a walk-in shower. Two



additional bedrooms for the kids and another full bathroom complete the main level. Venture downstairs to the fully finished basement, where a large family room awaits. Cozy up by the fireplace while you enjoy the benefits of the wet bar – this space is perfect for both relaxation and entertainment. Two more bedrooms and a beautiful full bathroom with a tiled walk-in shower with glass door provide comfort and convenience. Storage won't be an issue here, with a sizable storage room, and a cold storage room, catering to all your organizational needs, as well as a laundry room. The attached triple car garage is heated and has high ceilings, if you want to add a lift it would be no problem here! There is a connecting breezeway with a second level providing more storage. Outside, the property is a true paradise. And for the little ones, there's a delightful treehouse where they can let their imaginations soar. This acreage offers not just a home, but a lifestyle. It's a place where your equestrian dreams come to life, where every morning brings the sound of horses neighing and birds singing. If you're seeking a harmonious blend of nature, comfort, and equestrian excellence, your search ends here. Welcome to your new home, where the best of country living meets modern convenience.

Built in 2002

Essential Information

MLS® #	A2083681
Price	\$899,900
Sold Price	\$900,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,283
Acres	4.50

Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	306097 96 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 3Z1

Amenities

Parking	Triple Garage Attached
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Interior

Interior Features	Bar, Kitchen Island, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Lawn, Private, Back Yard, Front Yard, Many Trees, Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	October 12th, 2023
Date Sold	October 25th, 2023

Days on Market	13
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office RE/MAX IREALTY INNOVATIONS

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