

\$1,469,000 - 306035 Rusty Spurs Drive, Rural Foothills County

MLS® #A2087743

\$1,469,000

3 Bedroom, 3.00 Bathroom, 2,409 sqft
Residential on 4.47 Acres

NONE, Rural Foothills County, Alberta

LOCATION, LOCATION, LOCATION!!! This AIR-CONDITIONED BUNGALOW is a SPECTACULAR PRIVATE TREED OASIS that has 3714 sq ft of DEVELOPED LIVING SPACE incl/WALK-OUT BASEMENT on 4.47 ACRES!!! This INCREDIBLE 47' X 28' HEATED OVERSIZED 4 CAR GARAGE in 2 SEPARATE BAYS w/CAR HOISTS has 11 ft ceilings. It's a shoes-off garage, you can eat off the floor in this one!!! A much SOUGHT-AFTER location w/SECURITY GATE ACCESS leads to a WINDING PAVED DRIVEWAY to create further PRIVACY. The MAGNIFICENT CURB APPEAL w/WRAP-AROUND DECK is INVITING, + the COVERED PORCH leads to a CUSTOM WOODEN Door. The EXPANSIVE FOYER has a 13' BARREL CEILING, TILED FLOORING throughout incl/IN-FLOOR HEATING. We start off in the 22' X 11' LIVING ROOM, then the 13' X 12' DEN/OFFICE or POTENTIAL 4TH Bedroom that has NATURAL LIGHT coming in. The OPEN LAYOUT in LARGE KITCHEN area has OAK CABINETRY, TRAVERTINE LIMESTONE COUNTERTOPS, + BACKSPLASH, SS APPLIANCES incl/DOUBLE WALL OVENS, GAS STOVE TOP, RANGE HOOD FAN, DOUBLE SINKS IN ISLAND w/BREAKFAST EATING BAR, CORNER PANTRY, PENDANT LIGHTING. There is a BREAKFAST NOOK



that also has access out to the MASSIVE DECK, a Floor to Ceiling DOUBLE-SIDED STONE GAS FIREPLACE w/DINING ROOM on the other side for those COZY CONVERSATIONS around the table w/FAMILY, + FRIENDS. There is also a BRIGHT SPACIOUS FAMILY ROOM for RELAXING in for a GORGEOUS VIEW of Trees, + NATURE. The Main Floor also has the Carpeted PRIMARY BEDROOM w/4 pc EN-SUITE incl/SOAKER TUB, WALK-IN THROUGH CLOSET, + a HUGE LAUNDRY/MUD ROOM that has a SINK in it which is CONVENIENT off the Garage, another Mud/STORAGE room, + a 2 pc Bathroom. The WALK-OUT BASEMENT has Carpet throughout, a Lower FAMILY ROOM, a RECREATION ROOM, the 2nd + 3rd BEDROOMS both w/WALK-IN CLOSETS, a 4 pc BATHROOM, a 21' X 20' STORAGE ROOM, a 13' X 12' FLEX Area, another 18' X 15' FLEX Area, + the 15' X 9' UTILITY Room. This BEAUTIFUL HOME has AIR-CONDITIONING, BOILER HEAT (Newer) on all floors, CENTRAL VACUUM w/ATTACHMENTS, TRIPLE-PANED WINDOWS (so much NATURAL LIGHT), WATER SOFTENER, IN-FLOOR HEATING (Yes I did mention that however needs to be said again!), On Demand H2O, + 200 AMP Electrical. The DECKS are PERFECT for ENTERTAINING w/WOODEN STOVE, for RELAXING on, + WATCHING THOSE INCREDIBLE SUNSETS!!! Deck #1 is 21' X 9', DECK #2 is 21' X 11', + DECK #3 is 19' X 7'. It also has 2 DETACHED HORSE/TOOL SHEDS, POST RAIL FENCING, RV PARKING, + Backup GENERATOR. The Septic is a "Pro Flow Septic System" 3 Chamber/1500 gallons installed by Encore Excavating in 2009. Septic Field is an at grade system integrated into the

trees behind the garage. The Water Cistern is 3300 gallons and installed by Aaron Drilling in 2009. This MUST-SEE PROPERTY is nicely located between Okotoks & Calgary, super EASY to find. Not far from BIG SKY BBQ, + other AMENITIES. Did I mention how PRIVATE, + QUIET this PROPERTY is?!!! BOOK your Showing TODAY!!!

Built in 2009

Essential Information

MLS® #	A2087743
Price	\$1,469,000
Sold Price	\$1,460,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,409
Acres	4.47
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	306035 Rusty Spurs Drive
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A2

Amenities

Utilities	Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Connected, Water Connected
Parking Spaces	10

Parking	Quad or More Attached
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Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Tile Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Boiler, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, No Neighbours Behind, Landscaped, Many Trees, Paved, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2023
Date Sold	October 27th, 2023
Days on Market	7
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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