

\$750,000 - 306105 272 Street E, Rural Foothills County

MLS® #A2088832

\$750,000

5 Bedroom, 3.00 Bathroom, 1,857 sqft
Residential on 4.70 Acres

NONE, Rural Foothills County, Alberta

Escape to tranquil acreage living and your dream oasis nestled on 4.7 acres of pristine land. This amazing property offers a harmonious blend of nature, comfort, and style with countless recent upgrades throughout and a picturesque landscape. The driveway has been covered with 24,000 lbs of gravel and introduces you to an enchanting landscape with a diverse mix of over 300 trees, shrubs, and perennials. Nature enthusiasts will appreciate the vibrant colours and scents throughout the seasons! Morning sunshine highlights the stone accents, and brand-new front veranda where you can enjoy your morning coffee while taking in breathtaking views of your own private paradise. Once inside, the vaulted ceilings and open floor plan greet you to over 3,400 square feet of lovingly cared for living space complete with 5 bedrooms and 3 full baths. Marvel at views of the Majestic Rocky Mountains from the kitchen that features plenty of custom oak cabinetry, a centre island with breakfast bar, and a premium white appliance package that includes a gas stove and oven. This one even has the coveted window over the kitchen sink with a Reverse Osmosis water purification system! Adjacent to the kitchen is the generously sized dining nook, pantry, and sliding door access to outdoor dining and lounging on the rear deck—ideal for hosting summer barbecues and visiting with family and friends around the large fire pit. The cozy fireplace in the main level family room is a



perfect place to get away and unwind with a book at the end of the day. 3 large bedrooms are found on this level including the owners retreat with a walk-in closet and a 4-piece ensuite with a soaker tub where you can relax while star gazing out the window. Another 4-piece bathroom, upper laundry, and a second living room complete this level. 2 more sizeable bedrooms are in the generously sized sun-filled lower level with a large games room and a media room where you can watch the newest release or your favourite team. A renovated 4-piece bathroom and an abundance of storage options are also on this level. Park your vehicles in the double attached garage. Plenty of room for RV parking. A small horse shelter, shed, and a chicken coop are also included. All the heavy lifting for acreage living has been completed! New Pressure Tank and Control Box (2023), Catalytic Carbon Filter (2023), Water Softener (2023), Anode Rod for Hot Water Tank (2023), Well Pump (2023), Windows and Shingles (2013 approx). You'll also be delighted to find that this community boasts friendly neighbours who embrace the same idyllic lifestyle. Located close to Okotoks and Carseland, all major amenities are a short drive away, offering the perfect blend of seclusion and convenience. 20 minutes to Calgary city limits so you can enjoy the peace of acreage living without sacrificing access to modern necessities.

Built in 1999

Essential Information

MLS® #	A2088832
Price	\$750,000
Sold Price	\$750,000
Bedrooms	5
Bathrooms	3.00

Full Baths	3
Square Footage	1,857
Acres	4.70
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	306105 272 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0J0

Amenities

Parking Spaces	10
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Oven, Gas Stove, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Yard, Storage
Lot Description	Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Many Trees, Other, Private, See Remarks, Treed, Views

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2023
Date Sold	December 1st, 2023
Days on Market	15
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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