

\$1,175,000 - 498065 96 Street W, Rural Foothills County

MLS® #A2090874

\$1,175,000

5 Bedroom, 3.00 Bathroom, 1,956 sqft

Residential on 7.86 Acres

N/A, Rural Foothills County, Alberta

This superior acreage home is situated on 7.86 acres with exceptional mountain, foothills and prairie views, 12 gpm of excellent water and an 1800 sq ft shop. It is located just off Hwy 543 with convenient access on pavement to Okotoks, High River, and Diamond Valley. The home is a fully finished 1955 square foot walkout bungalow constructed with ICF blocks for the optimum in comfort, quiet and efficiency. It has many attractive features including an exceptional high-end kitchen with double ovens, a five-burner gas range, a hidden door walk-in pantry, and an enormous amount of counter and cupboard space. There are three bedrooms on the main floor including a 15' x 14' primary bedroom with amazing mountain views and a deluxe ensuite with a curbless shower. The living room has a beautiful traditional fireplace and coffered ceilings, and there is also a main floor laundry room with a sink and cupboards and plenty of counter space, as well as a large mudroom with convenient built-in cabinetry. The lower walkout level has approximately 1725 sq ft finished and is planned for *easy conversion to a suite if wanted, and has two more bedrooms, a large family room, storage, and a room that is perfect for use as a media room. Construction and finishings of the home are high quality and include luxury vinyl plank in all areas except the bedrooms, in-floor lower-level heating, smart board exterior, high efficiency boiler, high efficiency furnace, 200-amp electrical service, and it is wired to



connect to a generator. The triple attached garage is oversized (46' x 35') and is insulated, gyproced, painted, has excellent lighting, and natural gas & electricity are in place for a heater. Outside the home there is a full wraparound covered porch, and a landscaped area separated from the paddocks by a lovely rail fence. There is also a 45' x 40' building currently used as a hangar which could be easily converted for use as a shop or barn, and the property is fenced with two paddocks. The site has natural drainage, and there is an 800' runway. Please click the multimedia tab for an interactive virtual 3D tour and floor plans. *A secondary suite would be subject to approval and permitting by the municipality.

Built in 2021

Essential Information

MLS® #	A2090874
Price	\$1,175,000
Sold Price	\$1,175,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,956
Acres	7.86
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	498065 96 Street W
Subdivision	N/A
City	Rural Foothills County
County	Foothills County

Province	Alberta
Postal Code	T1V 1N1

Amenities

Parking Spaces	8
Parking	220 Volt Wiring, Driveway, Garage Door Opener, Garage Faces Front, Gated, Insulated, Triple Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Few Trees, No Neighbours Behind, Level, Private, Views
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	October 31st, 2023
Date Sold	November 9th, 2023
Days on Market	9
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX SOUTHERN REALTY
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