

\$1,150,000 - 286042 16 Street W, Rural Foothills County

MLS® #A2092289

\$1,150,000

6 Bedroom, 4.00 Bathroom, 2,209 sqft
Residential on 5.51 Acres

NONE, Rural Foothills County, Alberta

This is how Country living should be. Location, mountain view, privacy. Come see this great family home on 5.5 acres, located on a quiet, paved, dead end road featuring gorgeous, rolling foothills and mountain views, only minutes from south Calgary. A gentle sloping curved driveway, leads you to this well kept, fully landscaped, park like setting, and 2209 sq. ft, walkout bungalow, where all you have to do is open the door and live. Updated landscaping, deck, garage doors and exterior that includes stone accents, gives this home great curb appeal, and impresses all that come to visit. As you enter through the main door, the vaulted ceilings of the living room and spacious kitchen create a wide open country feel that tells you this is what you have been searching for. Hardwood floors and walls of windows make the outside a big part of your inside living. Set up for entertaining, or the family that enjoys outdoor living, the massive covered deck lets you take in those panoramic mountain views, and the conveniently located firepit is the perfect place to gather to enjoy long summer evenings. Friends and family will want to come visit and with 6 "plus" sized bedrooms they can stay as long as you like. There are two horse pastures, one with a hydrant and electricity for watering the horses and the large producing garden. After an active day on the "ranch" why not curl up beside the stone faced, gas fireplace or escape to the serenity found in the huge master bedroom, in the 4 pc ensuite and



featured walk in closet. The over sized double attached garage, and outside sheds, allows storage abounds both inside and out. This is the perfect location, only 30 min. to downtown Calgary, 10 minutes to Okotoks or the ring road at Shawnessy, and located within 5 min of Strathcona Tweedsmuir school and the Calgary Polo Club. The privacy and location of this Country oasis is second to none. Come see how country living should be.

Built in 2001

Essential Information

MLS® #	A2092289
Price	\$1,150,000
Sold Price	\$1,190,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,209
Acres	5.51
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	286042 16 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A2

Amenities

Utilities	Natural Gas Paid, Electricity Connected, Electricity Paid For, Natural Gas Connected, Phone Connected, Phone Paid For, Sewer Connected,
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	Water Paid For, Water Connected
Parking Spaces	10
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Fire Pit, Lighting
Lot Description	Garden, Landscaped, Pasture, Rolling Slope, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 16th, 2023
Date Sold	November 30th, 2023
Days on Market	14
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER MOUNTAIN CENTRAL
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