

\$1,275,000 - 354135 20 Street W, Rural Foothills County

MLS® #A2095433

\$1,275,000

3 Bedroom, 4.00 Bathroom, 1,697 sqft
Residential on 4.03 Acres

NONE, Rural Foothills County, Alberta

Do not miss this rare opportunity to experience the enjoyment of country living in an absolutely prime location, only 3 minutes drive to all the conveniences of Okotoks. Feast your eyes on the sweeping panoramic mountain and valley views from your own private paradise with parklike setting. This 4 acre property is beautifully landscaped with flower beds, shrubs and hundreds of mature trees, offering peace and serenity with a natural playground for wildlife and birds. For the gardening enthusiast, you will enjoy the large fenced vegetable garden. The custom built, fully developed walkout bungalow has been thoughtfully designed with over 3,100 sq. ft. of living space. Functional open floor plan with maple hardwood flooring throughout kitchen and living room, towering vaulted ceiling and tons of natural light from all directions. Outstanding gourmet kitchen featuring rich maple cabinets, breakfast bar, walk-through pantry, built-in oven, microwave and gas cooktop surrounded by brick alcove, and an abundance of cupboard and counter space. Adjoining dining area is wide open with plenty of space for large gatherings with garden door to massive wrap-around deck, ideal for outdoor entertaining. The open living room is flooded with natural light and west views. The primary master bedroom is spacious and features 4-piece ensuite with corner soaker tub, shower, and walk-in closet. Main floor den with built-in shelving is a must for home office needs. Main floor laundry/mud room



with sink and cabinets and inside access to oversize triple attached garage. Two-piece powder room on main level. Attractive central staircase leads to the professionally developed lower walkout level featuring in-floor heating and large windows. Bright lower family/games room with attractive brick fireplace, ceramic tile flooring, wet bar, and garden door to west facing patio. Bedrooms 2 and 3 are a very good size with an abundance of closet space. Additional multi-purpose flex room, wine/cold room, and 4-piece bathroom with double sinks. Utility room offers additional storage space. Let's not forget the oversize double detached garage/shop for all your extra equipment and toys with upper illegal suite. This exceptional property really does offer the best of both worlds with country living at it's best!

Built in 1998

Essential Information

MLS® #	A2095433
Price	\$1,275,000
Sold Price	\$1,200,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,697
Acres	4.03
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	354135 20 Street W
Subdivision	NONE

City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 7A2

Amenities

Parking Spaces	8
Parking	Double Garage Detached, Triple Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Cul-De-Sac, Garden, Landscaped, Many Trees, Private, See Remarks, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 26th, 2023
Date Sold	December 4th, 2023
Days on Market	7
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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