\$1,100,000 - 290153 96 Street E, Rural Foothills County

MLS® #A2097367

\$1,100,000

4 Bedroom, 3.00 Bathroom, 1,363 sqft Residential on 4.00 Acres

NONE, Rural Foothills County, Alberta

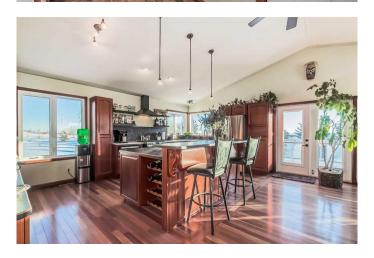
Welcome to acreage living at its finest!! This charming 4-bedroom, 3-bathroom house is located in beautiful Foothills County within minutes of Okotoks, Calgary and High River! This property is brimming with character and offers a warm and inviting atmosphere that will make you feel right at home the moment you walk in.

Step inside and be greeted by a spacious open-concept layout, allowing for seamless flow between the living, dining, and kitchen areas. The beautiful Brazilian hardwood catches the natural light streaming through the large windows (ALL replaced in 2022 - except garage windows) beautifully, creating an airy ambiance throughout the entire space. The well-appointed kitchen features modern appliances (all replaced within last 2 years), ample cupboard space, and a huge breakfast bar perfect for enjoying casual meals or entertaining guests.

The master bedroom is a true sanctuary large enough for that king sized bedroom suite and still room for a comfy chair! Complete with a 4-pc ensuite for added privacy and convenience (heated floor!!). The additional bedroom is generously sized with it's own large nook area perfect for a desk, reading chair, or whatever you fancy! Heading downstairs to the gorgeous walk-out basement you will be greeted by a HUGE, pub style wet bar, a large area for games tables, darts, pool table, or exercise equipment. Beyond that is another large family room area







where you can cozy up to the stone gas fireplace and watch a great movie or your favorite TV show! Head on down the hall to either of the two large bedrooms, laundry room (new washer/dryer in 2022), or even take a shower or a STEAM in the amazing 3-pc bathroom. Wherever you go in the basement, your feet will be warm - heated floors throughout!

With a 4 ACRE 'backyard', this property is an outdoor enthusiast's dream come true. Picture yourself hosting summer barbecues on the expansive patio or simply unwinding in the hot tub and enjoy the serene surroundings after a long day. This property has something that a lot of properties don't have - not only does it have a heated, fully finished, over-sized triple car garage, but it also has TWO very large, fully serviced outbuildings. One is 27' x 47' & the other is 25' x 55'. One has 120V & 220V power, two radiant heaters, water w/laundry sink. The second outbuilding has in floor heating, a full 3 piece washroom, & full 120V electrical with 220V wired in for future use. Situated in a desirable location, this property offers easy access to nearby amenities such as schools, parks, shopping centers, and restaurants. Commuting is a breeze with convenient access to major highways. Don't miss out on the opportunity to own this wonderful property that combines comfort, style, and functionality. Schedule your private viewing today and start envisioning the endless possibilities that await you in this delightful property!

Built in 1997

Essential Information

MLS® # A2097367

Price \$1,100,000

Sold Price \$1,100,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,363

Acres 4.00

Year Built 1997

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Sold

Community Information

Address 290153 96 Street E

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T1S3Y9

Amenities

Parking Parking Pad, RV Access/Parking, Triple Garage Attached

Interior

Interior Features Bar, Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home,

Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Appliances Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Walk-Out

Exterior

Exterior Features BBQ gas line, Fire Pit, Garden

Lot Description Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Open Lot,

Rectangular Lot, Treed, Views

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Combination, Poured Concrete, Wood

Additional Information

Date Listed December 13th, 2023

Date Sold January 20th, 2024

Days on Market 38

Zoning CRES

HOA Fees 0.00

Listing Details

Listing Office MAXWELL CANYON CREEK

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