

\$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
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.