

\$930,000 - 370252 Highway 547, Rural Foothills County

MLS® #A2099462

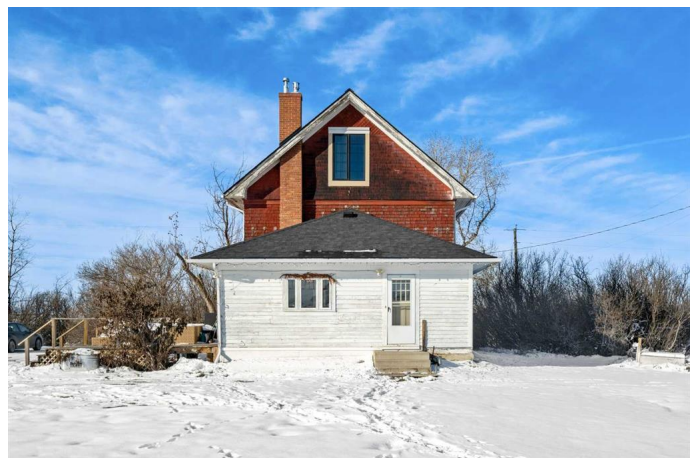
\$930,000

4 Bedroom, 2.00 Bathroom, 1,844 sqft

Residential on 19.49 Acres

Gladys Ridge, Rural Foothills County, Alberta

Discover this remarkable character home acreage property, a true gem just moments from Okotoks and a short 15-minute drive to Calgary. With nearly 20 acres of land, the possibilities are endless. Step inside and you'll find a home that exudes classic charm with tasteful upgrades over the years. The kitchen features upgraded vinyl tile flooring, a convenient island with an electric cook-top, stainless steel dishwasher and fridge, and cabinets that reach the ceiling. Enjoy your morning coffee bathed in the gentle east sun streaming through the kitchen window. The main and upper levels boast original hardwood flooring, high ceilings, and original solid wood doors. Cozy up in the spacious living room around the gas fireplace with a brick surround, perfect for those winter evenings. Solid wood pocket doors separate the living and family room with the formal dining room close by. The second level accommodates four bedrooms and a 2-piece bathroom, while the main level offers a 4-piece bath close to the laundry and mudroom. The third level loft is unfinished but does allow for additional development. The west-facing enclosed porch comes with a gas heater to keep you warm year-round. Newer windows, a high-efficiency furnace, and a 100 amp service with an upgraded panel ensure your modern needs are met. Outside, a front deck provides a place to unwind and enjoy the privacy this property offers. Recently replaced shingles on the house and ~3000 sqft. shop which is partially heated. With pavement all the



way to your door, accessibility is a breeze.
Foothills county has indicated that the property can be subdivided into a maximum of 4 parcels but this is not warranted by the seller. In addition, it's an Eaton's catalog house with a unique history. Do not miss this amazing opportunity!

Built in 1918

Essential Information

MLS® #	A2099462
Price	\$930,000
Sold Price	\$900,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,844
Acres	19.49
Year Built	1918
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	370252 Highway 547
Subdivision	Gladys Ridge
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0A0

Amenities

Parking	Parking Pad
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Interior

Interior Features	Crown Molding, Kitchen Island, No Smoking Home, Storage, Tile
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	Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Secluded, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 22nd, 2024
Date Sold	May 9th, 2024
Days on Market	108
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER MOUNTAIN CENTRAL
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