

\$1,300,000 - 434028 55 Street W, Rural Foothills County

MLS® #A2115265

\$1,300,000

3 Bedroom, 3.00 Bathroom, 1,496 sqft

Residential on 3.02 Acres

NONE, Rural Foothills County, Alberta

Welcome to this SUPERBLY MAINTAINED acreage property located just minutes SouthWest of Okotoks. Custom-built walk-out bungalow featuring over 2800 sq. ft. of professional development. Step into the home boasting soaring vaulted ceilings with a wall of windows on the west side facing those STUNNING MOUNTAIN VIEWS. The warm, inviting greatroom with packed stone fireplace and unique custom mantle opens into the dining area. A GOURMET KITCHEN with espresso stained maple cabinetry, includes a huge island boasting a custom-wood epoxy finished countertop, walk-in pantry and Stainless appliances. Like-new Ash hardwood flooring is a bonus throughout most of the main floor area. The primary suite ideal for your king-sized furniture offers a huge walk-in closet and SPA-LIKE 5 piece ensuite with heated tile flooring and deep soaker tub. As you venture down into the WALK-OUT lower level you will be greeted with a massive recreation room ideal for all your family gatherings or just relaxing watching a movie. There are two additional bedrooms, flex room and gym area plus a full 4 piece bath. A home for all seasons which includes heat and air conditioning. Garage is an oversized heated double attached. The shop is over 2400 sq. ft. , it is heated, includes a mezzanine area, and includes 3 huge oversized exterior doors. The acreage has been wonderfully landscaped and includes a sweet garden shed and 2 green houses, it features rased beds ideal for



growing vegetables or flowers. Fully fenced ,
beautifully landscaped, SUPERB home, huge
shop and STUNNING MOUNTAIN VIEWS
make this acreage a sure winner.

Built in 2012

Essential Information

MLS® #	A2115265
Price	\$1,300,000
Sold Price	\$1,300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,496
Acres	3.02
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	434028 55 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 6B5

Amenities

Parking Spaces	10
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Quad or More Detached

Interior

Interior Features	Breakfast Bar, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Built-In Gas Range, Dishwasher, Range Hood, Refrigerator,

	Washer/Dryer, Water Conditioner, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Geothermal, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Dog Run, Garden, Storage
Lot Description	Dog Run Fenced In, Few Trees, Gentle Sloping, Landscaped, Views
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 28th, 2024
Days on Market	13
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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