

\$1,395,000 - 338032 40 Street W, Rural Foothills County

MLS® #A2116030

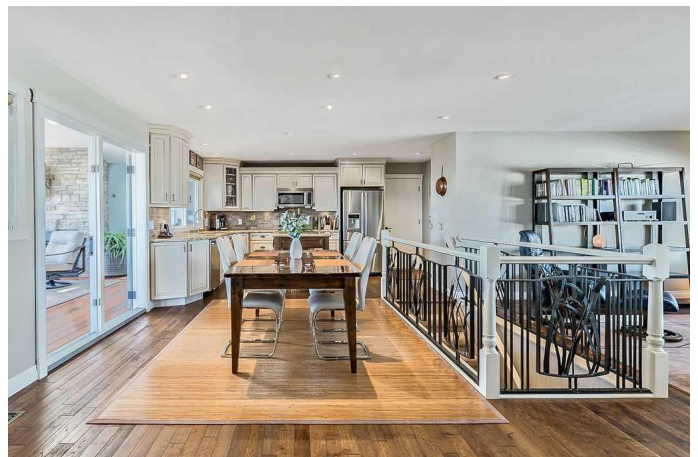
\$1,395,000

3 Bedroom, 4.00 Bathroom, 2,100 sqft

Residential on 3.50 Acres

NONE, Rural Foothills County, Alberta

WELCOME to one of the nicest acreages you will find. This walk-out bungalow nestled on 3.5 acres offers tranquility and privacy. BOASTING over 3600 sq. ft. of professional development this AMAZING renovated home is a pleasure to view. As you drive up to the property you will see a custom metal entrance gate leading to a SUPERBLY landscaped lot with mature trees offering PRIVACY and MOUNTAIN views. Absolutely IMMACULATE bungalow with a thoughtfully upgraded kitchen that reflects both style, functionality, offers granite countertops and stainless appliances. Warm and inviting dining area offers a corner stone packed gas fireplace is ideal for all those special family gatherings. The open greatroom features huge picture windows facing west toward the stunning mountain views. The primary bedroom includes a wonderful SPA-LIKE ensuite with copper deep soaker tub, double sinks and stand alone steam shower. There are two additional bedrooms on the main plus a full 4 piece bath. Unique custom wrought iron stairs inserts lead down to a huge family room and a "cool" door leads to the theatre room complete with power chairs, drapes, projector, screen, audio equipment, plus much more. A bedroom, flex room, full bath, wine room closet with thermometer and storage area complete the lower level. A double attached garage ensures ample space for vehicles Hayley cabinets, coke fridge, and epoxy floor. The shop is over 3100 sq. ft. and includes 2 pce



bath, concrete floors, remote door opener, high bay lighting, on demand hot water heater and 800 feet mezzanine. This acreage offers the best of both worlds as it is a fantastic located only minutes West of Okotoks on all paved roads and approximately 15 minutes SouthWest Calgary. You will enjoy this well appointed bungalow, with its shop and wonderful surroundings.

Built in 1974

Essential Information

MLS® #	A2116030
Price	\$1,395,000
Sold Price	\$1,400,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,100
Acres	3.50
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	338032 40 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 7B5

Amenities

Parking Spaces	10
Parking	Additional Parking, Double Garage Attached, Garage Door Opener,

Heated Garage

Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, Soaking Tub, Vinyl Windows
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Raised Hearth, Stone, Sun Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Playground, Private Yard, Storage
Lot Description	Cul-De-Sac, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2024
Date Sold	April 4th, 2024
Days on Market	16
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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.