

\$1,099,900 - 200, 322156 12 Street E, Rural Foothills County

MLS® #A2127594

\$1,099,900

3 Bedroom, 2.00 Bathroom, 1,794 sqft
Residential on 3.03 Acres

NONE, Rural Foothills County, Alberta

Welcome home to this lovely bungalow with a triple car garage nestled on 3-acre parcel just a mere 2-minute drive from Okotoks! With its prime location offering swift access to Calgary limits, this custom-built home on slab foundation promises the epitome of rural living with urban convenience. Pull up and appreciate the curb appeal with a stamped concrete patio at the entrance setting a welcoming tone, while low-maintenance rubber roofing and hardie siding complete the exterior look. Catch a glimpse of the Rocky Mountains before heading inside. Hardwood floors pave the way, while skylights & high ceilings invite natural light throughout the home accentuating the warmth of the feature fireplace. Two sitting areas provide lots of room for all your furniture with 1794 square feet on one level. No stairs to worry about! The heart of the home- a gourmet kitchen & dining area features quartz counters, a gas stove, pantry and plenty of storage. A large mudroom and laundry area provide practicality with double washers and a sink, seamlessly connecting to the oversized heated triple garage for added convenience. The primary bedroom features an abundance of windows inviting in views of the surrounding landscape. The ensuite bathroom has a soaker tub, triple sinks, linen closet, and a large tiled, walk-in shower complete with double rain heads and bench. A generously sized walk-in closet ensures ample storage.



Two additional bedrooms and a full bathroom offer versatility for guests or family members. Step out to a multi-season, screened patio for year-round enjoyment of the picturesque surroundings. There's A/C to ensure comfort and peace of mind with summer approaching. With ample space to spare, envision the possibilities for creating your dream workshop, or embracing outdoor leisure. Plenty of room to build your dream shop. Enjoy the serenity of country living without sacrificing proximity to city conveniences. Flexible possession available. Check out the virtual tour or book for private showing to see what all the buzz is with life in Okotoks and the Foothills!

Built in 2015

Essential Information

MLS® #	A2127594
Price	\$1,099,900
Sold Price	\$1,075,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,794
Acres	3.03
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	200, 322156 12 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 3L7

Amenities

Parking Spaces	10
Parking	Heated Garage, Oversized, Triple Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound
Appliances	Central Air Conditioner, Dryer, Electric Stove, Garage Control(s), Range Hood, Satellite TV Dish, Water Softener, Window Coverings
Heating	In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Storage
Lot Description	Low Maintenance Landscape
Roof	Rubber
Construction	Cement Fiber Board, Wood Frame
Foundation	Slab

Additional Information

Date Listed	May 2nd, 2024
Date Sold	June 14th, 2024
Days on Market	43
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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