

\$999,417 - 198032 96 Street W, Rural Foothills County

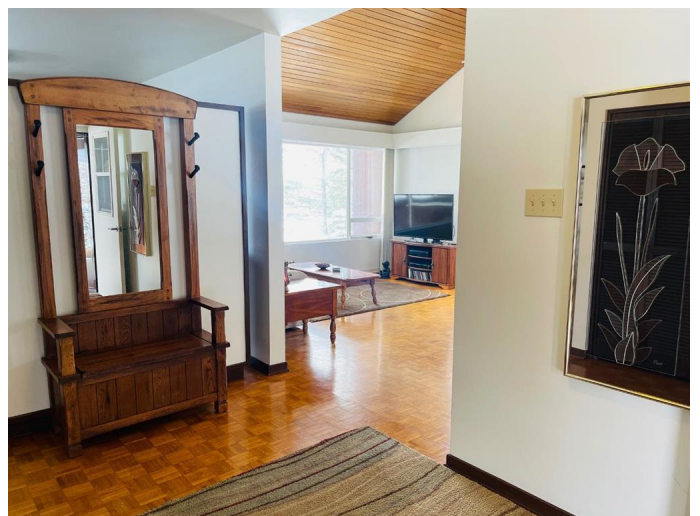
MLS® #A2128960

\$999,417

3 Bedroom, 3.00 Bathroom, 1,664 sqft
Residential on 4.87 Acres

NONE, Rural Foothills County, Alberta

Welcome to your new way of life. An incredible opportunity to own a private 5-acre parcel that you & your family will feel safe & enjoy for years to come. Your new home is situated 1 minute from 22X (Spruce Meadows Trail), which means the best of both worlds; enviable privacy & convenience and proximity to all the city of Calgary has to offer. This well-loved and well-maintained home of over 30 years has many great features. You will appreciate the size of this 1,600+ sq/ft bungalow on the main. It offers a large entrance to greet your guests. It has two feature fireplaces both are wood burning. Three bedrooms up and potential for many more downstairs. Vaulted ceilings on one end and flat ceilings throughout. Natural light flows in everywhere. Your family & friends will love a 3-season room that runs almost 30'™ along the country kitchen and huge dining area. Great games and conversations take place in this part of the home, mixed in with sunsets and mountain views. Your country kitchen has ample room for many people to be in the kitchen, tons of counters, shelving and pantry space. When the cold winter nights come move to the living room with the gas starter wood burning fireplace. This fine home has had two new high efficiency furnaces installed around 2014 and hot water tank in 2017. New roofs on home and both garages in 2018. High-end Kinetico water softener installed recently. The water well pump was recently replaced as well. Nice laundry area with a big double sink on the



lower level and tons of potential to create your own space. You have a covered entrance between your home and the heated oversized double garage. Plenty of workshop & storage space. A fenced in dog run and another double garage complete the out- buildings. Plenty of parking and privacy and wooded areas for you to come and see for yourself. Do not wait too long the good ones go quickly.

Built in 1969

Essential Information

MLS® #	A2128960
Price	\$999,417
Sold Price	\$1,040,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,664
Acres	4.87
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	198032 96 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 0T5

Amenities

Utilities	Cable Available, Natural Gas Paid, Electricity Paid For, Heating Paid For, High Speed Internet Available, Phone Available, Sewer Available, Water Paid For
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Parking Spaces	10
Parking	Double Garage Attached, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, RV Access/Parking, Workshop in Garage

Interior

Interior Features	Bookcases, Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Decorative, Family Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Cleared, Brush, Dog Run Fenced In, Front Yard, Low Maintenance Landscape, Gentle Sloping, Irregular Lot, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 5th, 2024
Date Sold	June 2nd, 2024
Days on Market	28
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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