

\$839,900 - 306151 48 Street E, Rural Foothills County

MLS® #A2131742

\$839,900

4 Bedroom, 2.00 Bathroom, 1,802 sqft
Residential on 2.52 Acres

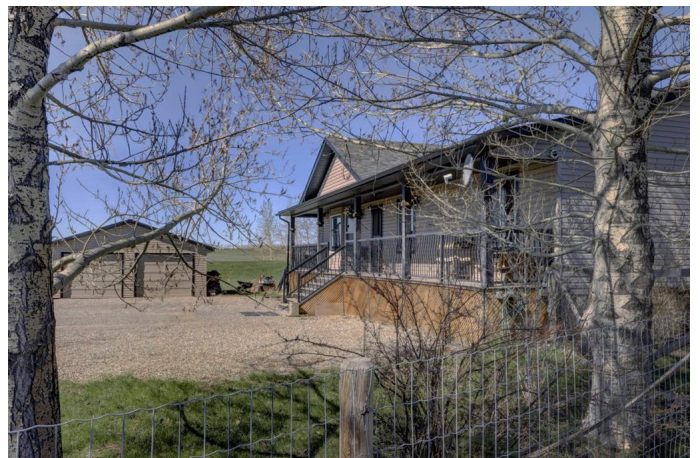
NONE, Rural Foothills County, Alberta

Getting tired of sharing your yard with your neighbours? Want to be out of the city limits but still a hop, skip and a jump away from the action? Then youâ€™™I want to view this home! Conveniently located just 10 minutes from Calgary and 10 minutes from Okotoks, this home makes commuting a breeze.

With over 1800sf of MAIN FLOOR living space, this well-maintained property is located on a 2.52 acre lot with mature trees, beautiful green grass and a treed berm. This is the perfect home for a busy family or for those seeking more privacy. The front yard faces an open field and catches some of the best sunrises our big sky has to offer. The back yard is fully fenced, allowing children and pets the freedom to play safely. The HUGE north-facing back deck is a great place to kick back and relax.

Recent upgrades include: 50-year shingles installed on the house less than a year ago, new siding on double detached garage, exterior trim panting, new roof, quartz countertops & tiled backsplashes in kitchen and bathrooms, fresh carpet on the stairs leading to the basement, fresh interior wall/trim paint, stainless steel appliances and more! This home is fully move-in ready and will easily lend itself to any ideas you can dream.

This AIR CONDITIONED home showcases an open concept floor plan with vaulted ceilings,



main floor laundry, bathrooms and 3 bedrooms. The master bedroom boasts a 4 piece ensuite and a walk-in closet. Besides the 4th fully finished basement bedroom, the basement is largely undeveloped, with 9â€™™ ceilings and insulated core foundation...a clean slate.

This home shines in person.

Built in 2004

Essential Information

MLS® #	A2131742
Price	\$839,900
Sold Price	\$830,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,802
Acres	2.52
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	306151 48 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 3S3

Amenities

Parking Spaces	8
Parking	Double Garage Detached

Interior

Interior Features	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished, Walk-Up To Grade

Exterior

Exterior Features	Dog Run, Fire Pit, Kennel, Private Yard
Lot Description	Triangular Lot, Landscaped, Level, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	May 13th, 2024
Date Sold	July 31st, 2024
Days on Market	79
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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