

\$1,798,000 - 482048 Highway 783, Rural Foothills County

MLS® #A2135052

\$1,798,000

4 Bedroom, 3.00 Bathroom, 2,610 sqft
Residential on 41.00 Acres

NONE, Rural Foothills County, Alberta

Welcome to 482048 Highway 783, minutes south of Okotoks offering a rare opportunity to own a piece of Alberta's stunning landscape with endless skies. Nestled in a desirable coulee, this stunning 2610 sf 1.5 Storey + basement residence was custom built in 2012 & expanded in 2018 with a renovation that was seamlessly engineered to work with the original structure. Sitting on 41 acres, Tongue Creek runs along the southern edge of the property providing water access for livestock. Sip your morning coffee as you enjoy your wrap around covered deck watching the birds sing & the deer graze while the kids are having fun catching frogs along the creek. The neighbours are far away so you can absorb these moments privately. Inside, relish all the natural light with the large wrap around windows, 2 storey ceilings in the foyer & great room plus the full height stone faced wood burning fireplace. The entertaining sized dining area has stone walls at both ends & natural wood beams & planked ceiling extending into the gourmet kitchen which boasts ceiling height shaker style white cabinets & loads of storage, professional stainless appliances, granite counters with eating bar! Behind find an expansive mudroom with triple barn sliding doors, private pantry & closet. Step out through your patio door to the covered, secluded rear deck providing endless views of your property including a stunning, fully



fenced, in-ground garden and raised beds plus fire pit area. Enjoy the golden sands that can be used as a beach volleyball court or a 30 x 60 ice rink in winter! The main floor offers two bedrooms that share a full size bathroom, plus your guest powder room & laundry. Upstairs finds a great open bonus room, a massive bedroom with walk in closet, double access 5 piece spa-like bathroom & the relaxing primary bedroom. The lower level has in-floor heating & awaits your creative finish. Enjoy the central A/C & large storage under the deck for seasonal items. The massive 30 x 28 foot triple garage offers extra height doors & interior. The two storey 36 x 36 foot barn was constructed in 2014, is of post and frame construction with tongue & groove both inside & out, & offers several extra tall access doors, a convenient tack room, 2 stables & a mezzanine for hay storage. The 60 x 42 foot double height commercial quality workshop by Prairie Post & Frame has a gravel floor, great to store your farm equipment safe and out of the elements. The property is fenced & cross fenced into three grazing paddocks, a riding arena, Ritchie cattle water, & a 12 zone irrigation system for the yard lawn & trees, maintained by Naaid Irrigation Systems. Live your dream today & grow old in your forever home. Come, Breathe the fresh air & enjoy privacy with the entire family, seeing is truly believing. New Class 4 Vanguard wind & hail resistant roof shingles 2023, Upgraded electrical panel 2020: HVAC & AC 2018: septic pump 2024: deck 2018:, triple pane windows throughtout. Property has great internet w/Starlink.

Built in 2012

Essential Information

MLS® #	A2135052
Price	\$1,798,000

Sold Price	\$1,675,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,610
Acres	41.00
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	482048 Highway 783
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1V 1N1

Amenities

Parking	Triple Garage Detached
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Interior

Interior Features	Breakfast Bar, Built-in Features, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Creek/River/Stream/Pond, Landscaped

Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 1st, 2024
Date Sold	June 20th, 2024
Days on Market	19
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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