

\$1,350,000 - 378069 16 Street West, Rural Foothills County

MLS® #A2142926

\$1,350,000

3 Bedroom, 4.00 Bathroom, 1,820 sqft
Residential on 17.93 Acres

NONE, Rural Foothills County, Alberta

We just did a MASSIVE price improvement so you won't want to miss this open house! Welcome to 378069 16 St W, nestled in the stunning Foothills of the Rockies. This once-in-a-lifetime location offers country living perfect for those looking to exchange the city's bustle for serene landscapes and spacious living, while still being only 3 minutes from Okotoks. This ranch-style bungalow boasts 1,819 sq. ft. on the main floor with some of the best views in the area.

The upstairs features a master bedroom that allows you to wake up to breathtaking views of the Rockies, promising stunning visuals from sunrise to sunset. These views extend throughout the entire home and property. Whether you're doing dishes, relaxing in the dining area or living room, or enjoying the full-length upper deck, you will be in awe! The house itself is a testament to thoughtful craftsmanship, as it was custom-built and occupied by its original owners, ensuring it has been loved and well-maintained from day one. The home, with its vast windows and open floor plan, offers an abundance of natural light throughout the main floor, making it perfect for entertaining. The layout can be adapted for your family's needs, with potential for renovations to add more bedrooms upstairs. For teenagers or guests, the walkout basement features two large bedrooms and a massive rec room for games, movies, or other



activities. For hobbyists or those in need of extra workspace, the property includes an oversized two-car attached garage, a massive covered carport out front, and a 44' x 24'11" barn/workshop. This is ideal for horse lovers, small cattle operations, or car enthusiasts. With plenty of room for all your toys, and no neighbors to bother you, peace and quiet are assured here in Foothills County. Life here means privacy and tranquility, thanks to a neatly fenced perimeter securing your exclusive haven. The location is ideal, with efficient access to Highway 7 and a strategically planned 60-year annexation to Okotoks, promising increased connectivity and future development. This property reminds us of the potential seen in the iconic Southfork Ranch. Why just read about it when you can experience it every day? Come, envision your future here in the beauty and calm of the Foothills of Alberta. ***We are also selling the surrounding 98 acres(A2143559), so be sure to check them both out and see if the package deal works for you and your family.

Built in 1990

Essential Information

MLS® #	A2142926
Price	\$1,350,000
Sold Price	\$1,225,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,820
Acres	17.93
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow

Status Sold

Community Information

Address 378069 16 Street West
Subdivision NONE
City Rural Foothills County
County Foothills County
Province Alberta
Postal Code T0L 1T0

Amenities

Utilities Electricity Available, Heating Paid For, Natural Gas Paid, Phone Paid For, Satellite Internet Available
Parking Spaces 10
Parking Double Garage Attached

Interior

Interior Features Bar, Breakfast Bar, Bidet, Ceiling Fan(s), Central Vacuum, High Ceilings, Wood Windows, Kitchen Island, Laminate Counters, No Animal Home, Pantry, Vaulted Ceiling(s)
Appliances Built-In Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Finished, See Remarks, Walk-Out

Exterior

Exterior Features Private Yard
Lot Description Few Trees, Lawn, Landscaped, No Neighbours Behind, Pasture, Rectangular Lot
Roof Shake
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed June 24th, 2024

Date Sold	December 6th, 2024
Days on Market	165
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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