

\$1,289,000 - 16121 402 Avenue E, Rural Foothills County

MLS® #A2151776

\$1,289,000

2 Bedroom, 3.00 Bathroom, 2,549 sqft
Residential on 6.00 Acres

NONE, Rural Foothills County, Alberta

Welcome to acreage living at its finest. Located just 2 minutes South of Okotoks, lies a property where memories are made. Overlooking 6 acres of beautiful landscaping, fields, garden and your very own pond, sits over 4800 square feet of living space, to call home. On entry, this home immediately welcomes you with soaring vaulted ceiling's, framing a wall of great room windows, overlooking the property. You'll then notice floor to ceiling slate surrounding the double sided fireplace, along with copper accents and mantel details. Yes, that is hand scraped, teak hardwood flooring that you're noticing. Through the dining room you realize this is going to be a great space for family gatherings. You can't help but create culinary excellence in the country style kitchen with granite counters and exactly the right appliances for the job. Back through the great room and into the spacious primary bedroom, there's the fireplace, deck access and an ensuite with the perfect tub to soak or a steam shower to unwind. The walk in closet has custom wood organizers, as do all the closets in the home and you'll find the first of two laundry areas. Towards the triple attached garage and up the stairs is a massive bonus room with balcony views of the pond and Okotoks in the distance. On our way to the basement, it's a good time to mention that from foundation to rafters of the main floor, it's



all ICF construction. Great for sound and efficiency. The walk-out basement with infloor heating goes on and on with windows and views, along with hobby room, second laundry room, family and rec room, full bath and bedroom. And then there's the game room but just imagine if off that game room, you had access to an attached 16'X22' shop with single garage door... It has that too! We hate to see you leave but be sure to take a look at the 30'X40" detached shop on your way out and we'll close the gate behind you. Truly a must see property that blends the best in acreage living with the convenience of town amenities, just next door.

Built in 2011

Essential Information

MLS® #	A2151776
Price	\$1,289,000
Sold Price	\$1,289,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,549
Acres	6.00
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	16121 402 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta

Postal Code T1S6C3

Amenities

Parking Double Garage Detached, Triple Garage Attached

Interior

Interior Features Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked

Heating In Floor, Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Double Sided, Gas, Mantle, Metal, Stone

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Garden

Lot Description Garden, Landscaped, Seasonal Water, Square Shaped Lot, Many Trees

Roof Asphalt Shingle

Construction Asphalt, Cement Fiber Board, ICFs (Insulated Concrete Forms), Stone, Wood Frame

Foundation ICF Block

Additional Information

Date Listed July 23rd, 2024

Date Sold July 26th, 2024

Days on Market 3

Zoning CR

HOA Fees 0.00

Listing Details

Listing Office Real Broker

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