

\$949,000 - 386214 16 Street W, Rural Foothills County

MLS® #A2152127

\$949,000

4 Bedroom, 4.00 Bathroom, 2,781 sqft

Residential on 10.38 Acres

NONE, Rural Foothills County, Alberta

Discover the perfect blend of space, comfort, and rural charm with this stunning two-story gambrel-style acreage home just 6 minutes from Okotoks! Spanning over 4000 sqft of living space including a developed lower level, this exceptional property boasts 4 spacious bedrooms, two four-piece baths (one with in-floor heating), one three-piece bath, and a convenient two-piece bath, catering to all your family's needs. Step into the heart of this home and be greeted by an inviting floor plan that seamlessly combines comfort and style. The expansive living areas are perfect for both everyday living and entertaining, featuring large windows that flood the space with natural light and offer breathtaking west-facing views from the patio. The well-equipped kitchen, with standard appliances and ample counter space, is ideal for culinary adventures. The dining area provides the perfect setting for family meals and gatherings with friends. Retreat to the master suite, while additional bedrooms offer plenty of space for family members or guests. Outdoor enthusiasts will be delighted by the multiple decks, perfect for enjoying serene sunsets and the picturesque landscape. The expansive 10 acres of property features lush greenery and ample space to roam, garden, and play. For those with a passion for pets/animals and hobby farming, this acreage is a dream come true. The property includes a fully-equipped chicken coop and a massive barn, ready to accommodate horses, chickens, and other



barnyard creatures. There's so much to see and discover, everyday is an adventure at this spectacular property. Situated just a short drive from Okotoks, you'll have easy access to all amenities, from shopping and dining to amazing schools and recreational facilities. Experience the best of both worlds with the tranquility of country living and the convenience of nearby urban amenities. This acreage home will not last long! More photos to be uploaded soon.

Built in 1979

Essential Information

MLS® #	A2152127
Price	\$949,000
Sold Price	\$939,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,781
Acres	10.38
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	386214 16 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L0A0

Amenities

Utilities	Cable Internet Access, Electricity Connected, Natural Gas Connected,
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	High Speed Internet Available
Parking Spaces	2
Parking	Double Garage Attached, Electric Gate, Front Drive, RV Access/Parking

Interior

Interior Features	Built-in Features, Kitchen Island, Pantry, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, Microwave Hood Fan, See Remarks, Stove(s), Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Storage
Lot Description	Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Lawn, Garden, No Neighbours Behind, Landscaped, Many Trees, Paved, Treed
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	August 16th, 2024
Days on Market	9
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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