

\$879,000 - 482209 20 Street E, Rural Foothills County

MLS® #A2152437

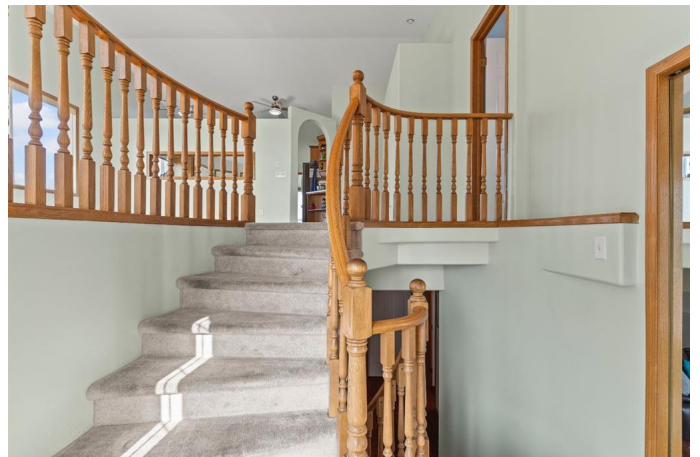
\$879,000

4 Bedroom, 3.00 Bathroom, 1,544 sqft
Residential on 4.70 Acres

NONE, Rural Foothills County, Alberta

*****PROPERTY IS SOUTH OF OKOTOKS!*****

Finally, the acreage you have been looking for at a price you can afford! Welcome to 482209 20 St E in Tongue Creek Estates. This beautiful acreage has many features you would find in a much more expensive home... mountain views, lovely home, corrals, big shop, gardens, and so much more! Pride of ownership is reflected throughout this wonderful property. From the moment you drive in the paved driveway, you know you are in for something special. Entering the front door you are struck by the vaulted ceilings and the updated luxury vinyl plank flooring throughout the upper level. The open concept allows for maximum light throughout and a feeling of spaciousness and comfort in the living room area. Continue into the kitchen and again you will note the spaciousness and the practical function of this space. Updated appliances, and lots of cupboard space make this a great kitchen to prepare big meals, light snacks or just sit down and have a coffee. Another great feature of this home is the enclosed, year-round back deck with its wood-burning stove, sitting area and MOUNTAIN VIEWS. It also has a separate space for year-round barbecuing. There are three large bedrooms on this level with the primary bedroom having an ensuite and walk-in closet. The two other bedrooms offer ample space for many options (one currently is being used as an office with its built-in cabinetry). Head down to the lower level and



check out this great multi-purpose space and the options a WALKOUT basement offers. You'll love the huge family/recreation room with its large windows, fireplace and in-floor heating throughout! Check out the big, bright downstairs bedroom. And wait until you see the "Cedar" room with its separate sauna! Head outside and enjoy the many features this acreage has to offer. The large, insulated and heated (30'x40') shop with its work-benches offers a great space for extra indoor parking, storage, hobbies or so many other options. Beside the house, there is also a parking pad with services for your RV. The property is fenced and crossed fenced with rail fences that are great for horses and other animals. There are also shelters for your animals and a waterer. Currently there is a working chicken coop as well. Enjoy the fantastic landscaping with gardens, fountains, trees and open areas... so many places to relax and just about all of them offering VIEWS OF THE MOUNTAINS. This acreage also enjoys a prime location with easy access to Okotoks, High River, Diamond Valley, Longview and Kananaskis Country! All of this and more at a great price. Book your showing today!

Built in 1998

Essential Information

MLS® #	A2152437
Price	\$879,000
Sold Price	\$940,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,544
Acres	4.70
Year Built	1998
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Sold

Community Information

Address	482209 20 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1V 1N1

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached, Parking Pad

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Dry Bar, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Fire Pit, Garden, Private Entrance, RV Hookup
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Landscaped, Pasture, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 9th, 2024

Days on Market	15
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office KIC Realty

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