

\$1,199,000 - 418001 Highway 783, Rural Foothills County

MLS® #A2155738

\$1,199,000

3 Bedroom, 3.00 Bathroom, 2,166 sqft
Residential on 7.60 Acres

NONE, Rural Foothills County, Alberta

Gorgeous 7.6 +- acres just south of Okotoks. This means 5 minutes to COSCO!! 5 minutes to all amenities Okotoks has to offer ! Paved secondary highway just out your door but yet home is placed very strategically to eliminate traffic noise. Beautiful custom built home by Tamarack Homes! This home is built by the builder himself, so feel confident everything will be done to perfection. Really neat plan that I love , for the grand entrance is very welcoming in which brings you into a wide open home with vaulted ceilings and a ton of west windows. The first thing you see is the mountains. The views are more than spectacular !!! This home is tucked in and down from the road and has this nice little secret spot that you can live and enjoy the conveniences of modern living or create your own little acreage oasis. A little fencing will accommodate horses, a little hobby farm or a person could really enjoy the garden area and the trees that have matured around the home. A Great shop for the wood worker, mechanic, car buff, you name it with 960 sq ft of space!! Its a huge bonus for you already have your attached garage for your vehicles and now you can head out and enjoy this shop !! There is also a little studio/shed that is currently being sided to completion. Super ideas could be had here !! eg: little B&B spot, garden shed extraordinaire, studio or just use for extra storage. This home has many sweet built ins



and some awesome character ! Gorgeous oak cabinetry with a very generous eating bar /desk combo. Plenty of cabinets, drawers and to add a new refrigerator. Every where you go in this home up or down, you have that VIEW !! Corner gas fireplace with a 2 tier mantle, spicy solid oak hardwood floors and complimented with tile ad LVP flooring . This home has a great mudroom off the garage joined with a little 2 pc bath! Perfect plan for the acreage owner. My Fave is the huge flex room,!! I say " Lets dance" , or a huge exercise room or studio.. For the instructor, music teacher, home school Mom or Dad, Real Estate Agent, home office family! This room is amazing!! Walk down a few set of stairs to the basement and first thing you see... " The Mountains"! Huge family room , rec room combo, master bedroom (could use bedroom upstairs as well , that's the beauty that you have a choice) . Great spaces for the family but not overwhelming for the single or empty nesters. Lots of options here and a person can make it your own in so many different ways.. Many features and extras you will see, such as R40 ceiling insulation, Low E w/Argon windows , Beautifully appointed cabinetry w Early American stain and Custom Mullion glass doors, regular maintenance through out, Knock down ceilings, gorgeous built in book shelves and entertainment area down stairs. So much more to talk about , so it's best you see it in person. Sellers are ready to move !!!

Built in 2000

Essential Information

MLS® #	A2155738
Price	\$1,199,000
Sold Price	\$1,150,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,166
Acres	7.60
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	418001 Highway 783
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4S4

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Few Trees, Low Maintenance Landscape, Gentle Sloping, Pasture, Private,

	Rolling Slope, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 7th, 2024
Date Sold	September 4th, 2024
Days on Market	28
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills Real Estate
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