

\$1,200,000 - 16060 402 Avenue W, Rural Foothills County

MLS® #A2159663

\$1,200,000

3 Bedroom, 3.00 Bathroom, 1,476 sqft
Residential on 8.33 Acres

NONE, Rural Foothills County, Alberta

First time on the market! Original Owners! This three-bedroom, three-bathroom walkout home sits on a sprawling eight-acre property, perfectly suited for county living. The deck provides elevated views of Okotoks and Calgary, making it a peaceful spot to enjoy the scenery. This walkout home with high-end carpeting and walnut flooring has a mix of cozy and elegant elements. The main floor features rich walnut hardwood floors with a deep, warm tone and smooth grain that adds sophistication. The high-end carpeting located in the bedrooms and lower level is plush and dense, offering a luxurious feel underfoot. With a blend of contemporary and traditional influences combined with the large windows and open floor plan makes this home feel connected to the outdoors. Elegant durability and cozy comfort, perfect for a high-end 1997 home. The oak kitchen with island, tile flooring and laminate countertops has a classic, timeless charm. The cabinetry is solid oak with a light golden tone. The wood grain is prominent, with arched panel doors, giving the space a warm and homey feel. The island is a central feature, offering extra prep space and additional seating, with the same oak finish as the rest of the cabinetry. The kitchen is functional and visually appealing, with a warm and inviting atmosphere. The shop is a versatile space, fully equipped to support various needs – whether it's used as a



workshop, storage for equipment or a barn for livestock. The shop has large sliding doors, gravel and cement flooring and could feature stalls or pens depending on its future use. There's plenty of room for feed storage, tack and space to work on projects. The combination of land, functional fencing, and versatile outbuildings makes this property a rare find for someone looking to enjoy rural living with the convenience of Okotoks nearby. With so many extras and unique features, it's hard to find another property quite like this one. Call your favorite Realtor today to schedule a private viewing!

Built in 1997

Essential Information

MLS® #	A2159663
Price	\$1,200,000
Sold Price	\$1,200,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,476
Acres	8.33
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	16060 402 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 6A7

Amenities

Parking	Additional Parking, Double Garage Attached, Heated Garage, Oversized
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Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Few Trees, Lawn, Landscaped, Pasture, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 13th, 2024
Days on Market	9
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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