

\$1,150,000 - 80024 249 Avenue E, Rural Foothills County

MLS® #A2163574

\$1,150,000

4 Bedroom, 4.00 Bathroom, 1,763 sqft
Residential on 4.51 Acres

NONE, Rural Foothills County, Alberta

****OPEN HOUSE- Sunday September 22, 1:00pm-4:00pm**** Nestled on a 4.51 acre parcel, this acreage provides a perfect combination of Rural and Urban lifestyle, conveniently located less than 10 minutes away from Calgary and 15 minutes away from Okotoks. This well-designed home features a vaulted ceiling and a fully developed, spacious basement, with options to include a pool table and antique heater. This well maintained home includes an open concept main floor that has 3 bedrooms, 2.5 bathrooms, main floor laundry and a beautiful kitchen enhanced with an island, stainless steel appliances and a walk in pantry. This sizeable basement includes a very generous Recreational area as well as a nice sized bedroom and a bathroom. Enjoy the tranquility of this quiet location with breathtaking mountain views. The property is wheelchair accessible with a front ramp, wide entryways, hallways, a master bedroom, and an ensuite bathroom designed for easy mobility. Located just an 8-minute drive to South Health Campus and within a 10-minute range of Fire and Rescue services. The property includes a well-equipped 31'6"x23'6"shop with 10' ceiling, 110v/220v power, heating, and ample workbench space. The land is fenced with durable metal pipe fencing, cross-fenced into three pastures with 2-W gates. A picturesque pond, teeming with waterfowl and frogs during moist seasons,



adds to the charm, along with a red-winged blackbird nesting area. The landscape is filled with mature trees, unique specimen shrubs, and perennials. Additional features include a small animal shelter, tack room, and storage shed, all moveable and set on skids. This property offers a perfect blend of practicality and natural beauty.

Built in 2004

Essential Information

MLS® #	A2163574
Price	\$1,150,000
Sold Price	\$1,017,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,763
Acres	4.51
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	80024 249 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4C9

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Vinyl Windows, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, ENERGY STAR Qualified Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Corner Lot, Cul-De-Sac, Farm, Garden, Lawn, Private, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	November 16th, 2024
Days on Market	71
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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