

\$850,000 - 48168 402 Avenue W, Rural Foothills County

MLS® #A2175497

\$850,000

3 Bedroom, 2.00 Bathroom, 1,599 sqft

Residential on 8.19 Acres

NONE, Rural Foothills County, Alberta

3 BEDROOMS | 2 BATHROOMS | BUNGALOW | OVER 2,000 SQFT OF LIVING SPACE | 8.51 ACRES | Located just west of Okotoks, this peaceful acreage with bungalow is the perfect place to call home with over 8 acres of pastures and views of the mountains. The inviting residence features over 2,000 square feet of living space with large windows throughout providing natural light and beautiful views of the surroundings. The living spacious living room features a brick facing natural wood burning fireplace and is the perfect place to to relax and cozy up on cold winter nights. The large opening to the dining room opens up the space and allows light to flood the rooms. The large open kitchen and dining room is perfect for family get togethers or entertaining. The kitchen features quartz countertops, stainless steel appliances, gas stove and over sink window. Just off the dining room, the large 40'x12' deck is the perfect place to relax after a long day and enjoy the views or have an evening bbq. You will enjoy the spacious master bedroom with walk-in closet, as well as 2 additional bedrooms with closets and 2 full bathrooms. The lower level features a family room, perfect for movie nights as well as a large unfinished storage and utility area that could be used for future development. The acreage is perfectly set up for horses with a fully fenced property, including a large horse shelter. The property also features a Quonset with over 2,200 sqft of storage space. The Quonset is fully equipped with power and



lights and the door was replaced in 2021. This property has been well maintained with all main level windows replaced in 2022, a new septic tank with pump and back up alarm in 2022, new water softener in 2023 and Ritchie stock waterer in 2021. Enjoy being in your own private oasis but also close to the town of Okotoks for shopping and dining. This property is a must see for all that it has to offer!

Built in 1970

Essential Information

MLS® #	A2175497
Price	\$850,000
Sold Price	\$875,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,599
Acres	8.19
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	48168 402 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A1

Amenities

Parking	None, Other, See Remarks
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Interior

Interior Features	No Smoking Home, Quartz Counters, Walk-In Closet(s), Breakfast Bar,
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	Closet Organizers
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Window Coverings, Gas Stove, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Lighting, Other
Lot Description	Irregular Lot, Pasture, Rolling Slope, Sloped, Views, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2024
Date Sold	November 9th, 2024
Days on Market	15
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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