



434114 24 Street, Rural Foothills County T1S 6A9

MLS® #: **A2142731** Area: **NONE** Listing Date: **06/21/24** List Price: **\$2,150,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Foothills County**
 Year Built: **2004**
 Lot Information
 Lot Sz Ar: **723,531 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,408**
 Low Sqft:
 Ttl Sqft: **2,408**

DOM

87
Layout
 Beds: **5 (2 3)**
 Baths: **3.5 (3 1)**
 Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **20**
 Garage Sz: **5**

Access:
 Lot Feat: **Cleared, Lawn, Garden, Landscaped, Many Trees, Native Plants, Pasture**
 Park Feat: **Double Garage Detached, Driveway, Electric Gate, Garage Door Opener, Garage Faces Side, Gated, Oversized, Triple Garage Attached, Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard, Boiler, Fireplace(s), Forced Air, Hot Water, Natural Gas**
 Sewer: **Septic Tank**
 Ext Feat: **Garden, Other, Storage**

Construction: **Stone, Stucco**
 Flooring: **Ceramic Tile, Cork, Hardwood, Laminate, Tile, Vinyl**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Wine Refrigerator**
 Int Feat: **Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|----------------|-------|----------------|-------------------|-------|----------------|
| Living Room | Main | 22`3" x 16`11" | Kitchen | Main | 21`6" x 13`7" |
| Dining Room | Main | 14`6" x 13`8" | Bedroom - Primary | Main | 21`11" x 14`3" |
| Walk-In Closet | Main | 9`1" x 6`10" | 5pc Ensuite bath | Main | 13`3" x 12`2" |
| Bedroom | Main | 12`3" x 11`8" | Other | Main | 9`3" x 8`3" |
| Office | Main | 17`0" x 13`0" | 3pc Bathroom | Main | 10`4" x 6`7" |

Family Room
Bedroom
Bedroom
Mud Room
Laundry
Furnace/Utility Room
Cold Room/Cellar

Basement 16`5" x 13`2"
Basement 12`9" x 9`9"
Basement 12`10" x 11`8"
Basement 13`2" x 5`4"
Basement 8`9" x 8`3"
Basement 6`0" x 4`4"
Basement 8`3" x 6`10"

Foyer
Bedroom
2pc Bathroom
Laundry
3pc Bathroom
Furnace/Utility Room

Basement 13`1" x 11`8"
Basement 13`6" x 11`8"
Basement 6`11" x 3`0"
Basement 13`1" x 8`8"
Basement 10`3" x 6`9"
Basement 6`8" x 5`7"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

0613973

Zoning:
CR

Remarks

Pub Rmks:

Carve your own path on this sprawling 16-acre property, cradling a magnificent 5-bedroom walkout bungalow west of Okotoks. Embrace the unparalleled privacy of acreage living just minutes from all the amenities of Okotoks or the small town charms of Diamond Valley. Step inside to expansive living, unfolding across 4,300 square feet of developed living space, with hand-hewn pine accents and solid wood doors. Start with the warm and inviting living room, accentuated by a charming ranch-style wet bar to enjoy with friends and family, as you take in the unbelievable view to the west. The spacious primary suite provides a sanctuary for relaxation, complete with a luxurious 5-piece ensuite and a walk-in closet, ensuring a tranquil escape after a long day. Unleash your inner chef in the massive modern country kitchen - a haven featuring stainless steel appliances and gleaming granite countertops. Move seamlessly to the open dining room or outside, onto the expansive west-facing deck, creating the perfect stage for al fresco dining while you savour breathtaking mountain views. The dedicated main-floor den offers a fireplace and the same mountain views to inspire your best work. 2 more spacious bedrooms and a full bath complete the main floor for your family. The finished walkout basement caters to every family's needs, with two additional bedrooms and a full bathroom, ensuring comfortable living space for guests or family. The exercise room offers space for fitness or a flexible living space to balance the warm recreation room centering the lower level living space. Venture outside and discover a haven for horse lovers and outdoor enthusiasts, boasting a 2021-built heated shop, complete with three automatic overhead doors, mezzanine storage, tack room, wash area and three equine stalls boasting special orthopedic padded flooring automatic water. Hone your riding skills in the manicured 275x150 riding arena, all within the privacy of your own acreage. Ample storage for equipment and supplies is provided by a triple attached garage (with wash bay and 2nd laundry), a double detached garage, as well as the brand new barn. Not to mention 3 outdoor shelters and a hay shed. Smart home features ensure security and peace of mind, gated entrance to a paved driveway, and access to public and private schools. 7 minutes to Costco; less than 30 minutes to Kananaskis. This exceptional property offers the perfect combination of spacious living, stunning mountain vistas, and boundless amenities. Pride of ownership and regular maintenance is clearly shown throughout. Schedule a private showing of your family's forever home today!

Inclusions:
 Property Listed By:

**Gas Range, Built-in Microwave, Hood Fan, Dishwasher, Refrigerator, Wine Fridge, (2) Washer, (2) Dryer, TV Mount, Starlink Hardware, Built-in Speakers
 Greater Property Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123