

434015 55 Street W
Rural Foothills County, Alberta

MLS # A2270222



\$1,200,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,526 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Oversized, Triple Garage Attached		
Lot Size:	4.30 Acres		
Lot Feat:	Corner Lot, Cul-De-Sac, Few Trees, Gentle Sloping, Landscaped, Views		

Heating: In Floor Roughed-In, Forced Air, Natural Gas

Water: Well

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 33-19-1-W5

Exterior: Mixed, Wood Frame

Zoning: CR

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Storage, Vinyl Windows

Inclusions: Extra fridge in basement

Simply Charming 2-Storey Home with Breathtaking Mountain Views This immaculate, mint-condition home offers the perfect blend of elegance, comfort, and country charm—just 10 minutes from Okotoks! From the moment you arrive, you’ll be impressed by its exceptional curb appeal, Hardie board exterior, and inviting enclosed front deck. Step inside to a spacious foyer that leads into a formal dining room with easy access to the kitchen. The open-concept main floor boasts soaring 12-foot ceilings, a stunning floor-to-ceiling stone gas fireplace, and an abundance of windows framing majestic mountain views. The gourmet kitchen is perfect for entertaining, featuring a massive island, extensive cabinetry, and a convenient pantry with pull-out drawers. The main-floor laundry room is oversized and includes a large walk-in closet—ideal for additional pantry or storage space. The main-floor primary suite is a peaceful retreat with expansive windows capturing the views, a generous walk-in closet, and a luxurious 5-piece spa-inspired ensuite complete with a jetted tub and a beautifully designed shower. Upstairs, you’ll find three spacious bedrooms—two with walk-in closets—and a well-appointed 5-piece bathroom. The massive lower level is wide open and ready for your personal touch, featuring rough-ins for both a bathroom and in-floor heating. The oversized heated garage provides ample space for vehicles, storage, and hobbies. This is a wonderful opportunity to own a superb family home with incredible mountain vistas and unbeatable tranquility—just minutes from town amenities!