

**#100, 482003 - 48th Street E  
Rural Foothills County, Alberta**

**MLS # A2098878**



**\$2,700,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,328 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 3 half
<b>Garage:</b>	Additional Parking, Asphalt, Double Garage Detached, Driveway, Electric Gate		
<b>Lot Size:</b>	160.00 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Farm, Gazebo, Front Yard, Lawn, Garden, Landsc		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas, Zoned	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	15-19-29-W4
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	Ag
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** Pool Table, Hot Tub, Kitchenette Island, Exterior Gazebo.

**PRICED REDUCED ON THIS ONE OF A KIND PROPERTY!** Discover unparalleled beauty, privacy, and convenience in this remarkable property nestled midway between Okotoks and High River. Set on a full  $\frac{1}{4}$  section of captivating land adorned with gentle rolling hills, epic mountain views and a creek that weaves through the property. This estate is the perfect blend of tranquility and versatility. Once home to a cattle operation and a home based business, it now offers potential for many uses such as a horse facility with pasture and farmland, or a great bed and breakfast or perhaps you might just want to make this your perfect family home. The home was custom-built in 1995 and has been impeccably maintained by its original owners. Recent upgrades include triple-pane windows, modernized light fixtures, new flooring everywhere except for the hardwood on main level, and updated appliances. The home is in "Show Home" condition, boasting a new hot tub, pool table, and more. Mechanical integrity is ensured with in-floor heating in the walk-out basement, a new electrical panel, two flawlessly maintained Lennox furnaces, and a fresh hot water tank, among other enhancements&mdash;details available in the provided renovation and upgrade list. The property features a good productive well (7 GPM) and a well maintained septic system. A dedicated private entrance leads to a spacious home office, designed for seamless operation of a work-from-home business. The kitchen, a focal point with mountain views through west-facing windows, is complemented by a screened-in sunroom on the south side&mdash;ideal for family gatherings. The main level also hosts a spacious dining area, a living room, and a second office or hobby room near the front entrance. Upstairs, five generously sized bedrooms await, each boasting finished

extra storage. The primary suite impresses with a walk-in closet and a dressing room or nursery offering panoramic mountain views. The walk-out level is a haven for family fun and entertainment. It features a new kitchenette, built-in bookshelves, conversation spaces, a billiards room, and a family room. Step outside onto the patio to enjoy the beautiful creek and gorgeous mountain views from the hot tub. Additional amenities include a 2400 Sq. Ft. shop with work bench and mezzanine, a spacious equipment/hay & livestock shelter, auto livestock waterers, and 95 cultivated acres. The remaining parts of this quarter section invite flexibility for various activities. Abundant paved parking adds to the practicality of this estate. Located within 10 minutes to Okotoks, High River, and 20 mins to Calgary, this property strikes a perfect balance between serenity and convenience.