

# **\$1,349,900 - 434065 43 Street W, Rural Foothills County**

MLS® #A2214062

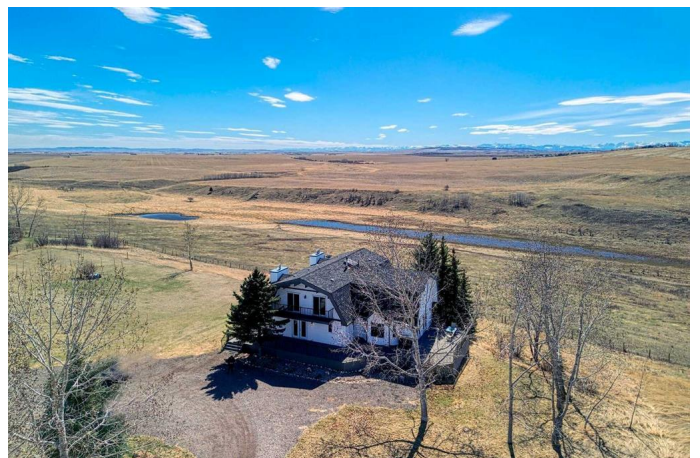
**\$1,349,900**

5 Bedroom, 4.00 Bathroom, 2,920 sqft

Residential on 4.00 Acres

NONE, Rural Foothills County, Alberta

Located 7 minutes west of Okotoks this large farmhouse style 2 storey home is located on a quiet fenced 4 acres with gorgeous mountain & valley views and allows for a peaceful & serene country lifestyle. A large 1677sf walk-out lower floor overlooks the valley to the west and features a large family room with fireplace, 2nd kitchen, 2 bedrooms, 4 pce bath and a second laundry area. Other features include a large wrap around deck, 5 total bedrooms, 4 bathrooms, 3 cozy fireplaces, large main floor family room and a main floor laundry. Many updated renovations include windows & doors, recently replaced engineered flooring, newer fridge and washer and dryer. Heated 4 car quonset/garage/workshop with 220 wiring garage door opener, mezzanine area & bathroom facilities. Many updates and renovations were completed by Woodmaster Homes in 2007. An upgraded kitchen with center island and huge walk-in pantry, granite countertops & updated stainless steel appliances. Over 4150 sf of living space which includes the 1329sf. walkout with beautiful views of the lower valley. Those amazing views of valley and mountains can also be enjoyed from the upper master bedroom balcony and large living room windows. A spacious kitchen with a walk in pantry and french doors to the large wrap around deck also has the peaceful valley views. Upper floor includes large master bedroom with walk in closet and 4 pce master bath with balcony overlooking the west facing



valley with mountain views great for your relaxing morning conversations over coffees. Upper floor also includes to large 2nd and 3rd bedrooms and 4 pce main bath. This 4 acres is mostly flat dipping to the west valley .

Built in 1987

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2214062                         |
| Price          | \$1,349,900                      |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 4                                |
| Square Footage | 2,920                            |
| Acres          | 4.00                             |
| Year Built     | 1987                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 434065 43 Street W     |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L 2A0                |

### Amenities

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Paid For, Natural Gas Connected, Heating Paid For, Phone Paid For                                  |
| Parking Spaces | 10                                                                                                             |
| Parking        | Garage Door Opener, Gravel Driveway, Heated Garage, Oversized, Quad or More Detached, RV Access/Parking, Stall |
| # of Garages   | 4                                                                                                              |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | French Door                                                                                                                                                            |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Boiler, In Floor, Forced Air, Natural Gas, Combination                                                                                                      |
| Cooling           | None                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                    |
| # of Fireplaces   | 3                                                                                                                                                                      |
| Fireplaces        | Gas, Living Room, Family Room, Great Room                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                                               |

## Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                                       |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Gentle Sloping, Irregular Lot, Landscaped, Lawn, See Remarks, Views |
| Roof              | Asphalt Shingle                                                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                                                      |
| Foundation        | Wood                                                                                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 13               |
| Zoning         | CR               |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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