

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

MLS® #A2214062

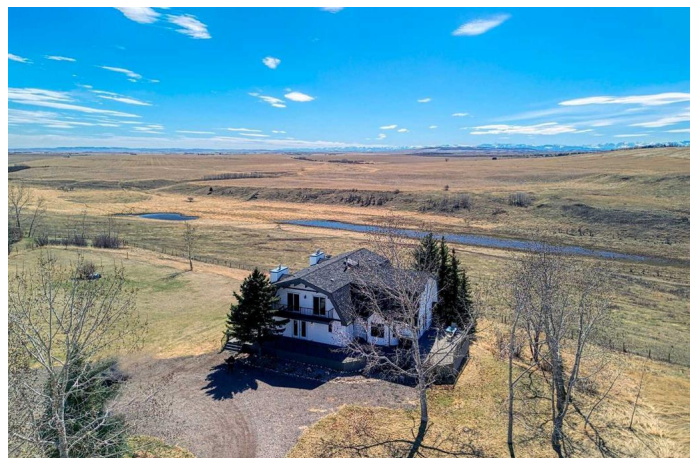
**\$1,349,900**

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, Combination, In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Great Room, Living 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	18
Zoning	CR

## Listing Details

Listing Office	MaxWell Canyon Creek
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