



## 338123 80 Street E, Rural Foothills County, Alberta - \$975,000



Main Photo

### Property Description

Nestled on just under 5 acres, this beautiful property offers the perfect blend of privacy and convenience. Surrounded by mature trees in a tranquil setting, you'll feel worlds away while being only 5 minutes to Okotoks and 15 minutes to Calgary.

The spacious **\*\*walk-out bungalow\*\*** boasts over **\*\*1,700 sq. ft. of living space\*\*** on the main level, highlighted by a cozy **\*\*wood-burning fireplace\*\*** that anchors the living room. Large windows bring in plenty of natural light and frame views of the serene landscape.

Comfort and efficiency are top of mind with **\*\*in-floor heating in both the basement and garage\*\***, plus a **\*\*newer furnace and hot water tank\*\*** for peace of mind. The **\*\*oversized heated garage\*\*** provides ample room for vehicles, tools, and storage.

Whether you're looking to embrace country living, enjoy outdoor hobbies, or simply relax in a peaceful setting close to the city, this acreage has it all.



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