

**112239 402 Avenue W**  
**Rural Foothills County, Alberta**

**MLS # A2307122**



**\$924,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Electric Gate, Gravel Driveway, None, Parking Pad		
<b>Lot Size:</b>	6.03 Acres		
<b>Lot Feat:</b>	Few Trees, Gentle Sloping, Landscaped, Lawn, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	11-20-2-W5
<b>Exterior:</b>	Concrete, Log, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** All TV Mounts, Shed, Attached Shelving

**\*\* Please click on "Videos" for drone video \*\*** This is the acreage you have been waiting for - walkout bungalow on 6 acres near Okotoks & Diamond Valley! Amazing features include: **STUNNING** mountain views as the back of the house is set to SW, walkout basement with heated floors, newer electric gate & chain link fencing (2022), massive covered rear deck with gas line & large front deck, good sized primary bedroom, renovated bathrooms (2023), new pressure tank & hot water tank (2025), newer metal roof (2018), all fenced (cross fenced/barbed wire), expansive views to the east and south, RO water system (2022), SS appliances including gas stove, fireplace can be converted back to wood, and much more! Amazing location - 2 minutes to Diamond Valley, 15 minutes to Okotoks, PAVED roads all the way to the house, open views all the way around and easy access to Highway 7! Development permit approved for a secondary suite - may be a stand-alone suite or a suite within or attached to, an accessory building or detached garage!