

\$1,250,000 - 56053 Ridgeview Drive E, Rural Foothills County

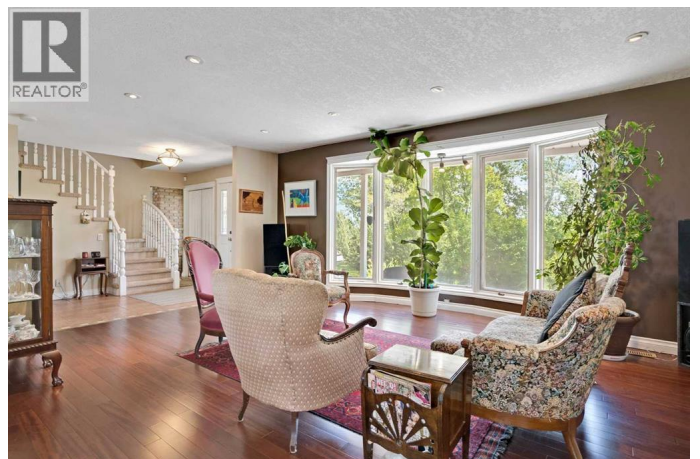
MLS® #A2239377

\$1,250,000

4 Bedroom, 3.00 Bathroom, 2,457 sqft
Single Family on 4.45 Acres

N/A, Rural Foothills County, Alberta

Discover the perfect blend of space, comfort, and convenience on this picturesque 4.45-acre property just a quick 15-minute paved drive from Calgary and equally close to Okotoks. This thoughtfully updated two-storey, 4-bedroom, 2.5-bath home offers over 2,300 sq. ft. of welcoming living space, featuring an attached heated double garage, durable clay tile roofing, and a partial wraparound deck to enjoy stunning, uninterrupted western valley views. Inside, you'll find a warm, updated kitchen with granite countertops, cherry maple hardwood floors, top-quality KitchenAid stainless steel appliances, and a Thermador Professional gas range with grill—perfect for gatherings with family and friends. Relax by the wood stove insert fireplace in the family room or retreat to the primary suite, complete with its own wood-burning fireplace, walk-in closet, and a renovated ensuite featuring a spacious aeration tub and separate shower. Three additional generously sized bedrooms and an updated 4-piece bathroom complete the upper level. Modern comforts include two newer high-efficiency furnaces and a water heater installed just three years ago. The beautifully landscaped yard, filled with mature trees and flowers, also offers plenty of space for RV and recreational vehicle parking. Outbuildings include a versatile 24'x24' workshop/horse barn, greenhouse, storage shed, and hay shed. With Catholic and public



Kâ€“9 schools and the Scott Seaman Sports Rink all within a five-minute drive or easy school bus ride, plus the South Health Campus only 16 minutes away, this value-priced acreage rivals the cost of many 25-foot city infillsâ€”offering so much more room to live, grow, and enjoy. (id:6289)

Built in 1974

Essential Information

Listing #	A2239377
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,457
Acres	4.45
Year Built	1974
Type	Single Family
Sub-Type	Freehold

Community Information

Address	56053 Ridgeview Drive E
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T1S5A9

Amenities

Amenities	Schools
Utilities	Telephone
Features	Cul-de-sac, Wood windows, No Animal Home
Parking Spaces	6
Parking	Attached Garage, Exposed Aggregate, Garage, Heated Garage, RV
# of Garages	3
View	View

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Wine Fridge, Microwave Range Hood Combo, Oven - Built-In, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas, Wood Other, Forced air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes

Exterior

Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Complete Realty



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