

\$1,400,000 - 349062 Tamarack Drive E, Rural Foothills County

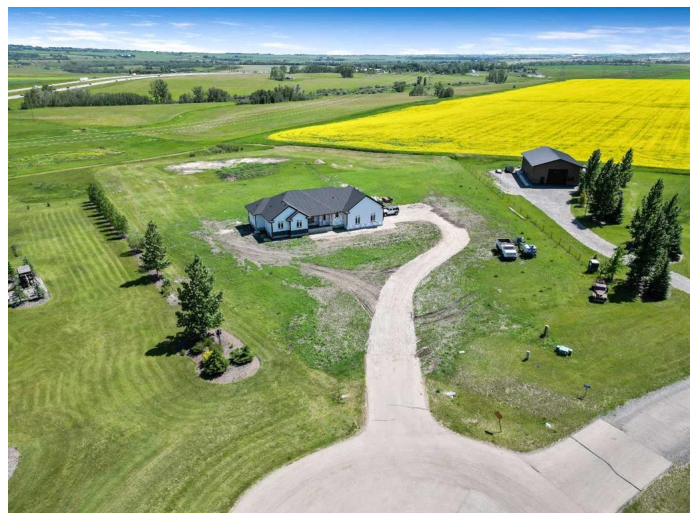
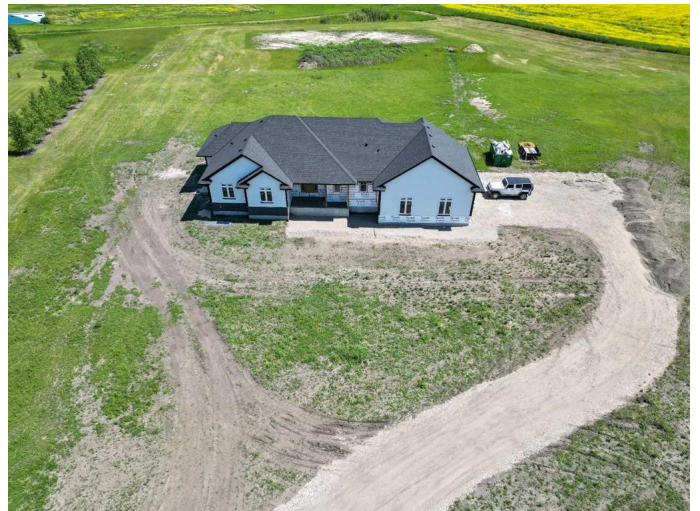
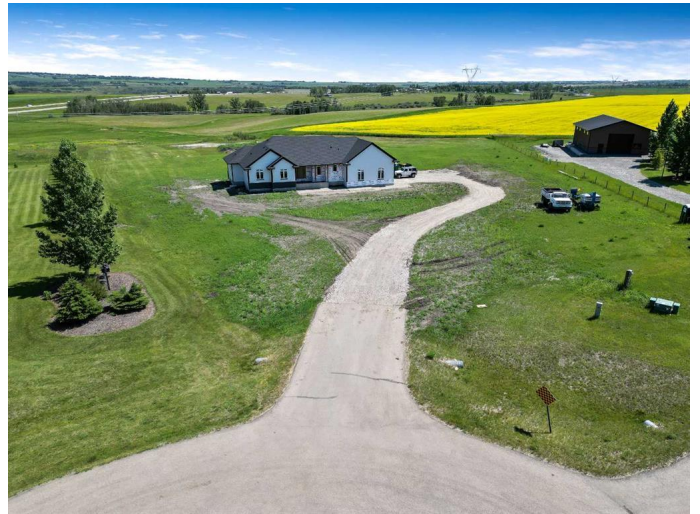
MLS® #A2222902

\$1,400,000

3 Bedroom, 3.00 Bathroom, 2,002 sqft
Residential on 4.30 Acres

NONE, Rural Foothills County, Alberta

Unwind in Style and Comfort! Conveniently located just east of Okotoks and south of Calgary come and enjoy the years to come in this well-built designed to perfection 2001 sq. ft. bungalow on 4.30 acres. The main floor boasts an open concept filled with east views providing a nice flow of natural light, the warmth and coziness of a Napoleon gas fireplace flanked with built-in shelving, 9 ft. ceilings enhancing an airy atmosphere and offers ample space to comfortably accommodate large family gatherings. The kitchen is a chef's delight, featuring timeless and natural beauty granite countertops, custom floor-to-ceiling kitchen cabinetry with remote under mounted lighting, hidden microwave shelf, island for seating, gun battle grey dual sink, and room for future dishwasher. The pantry cabinet offers pull out shelves for easy access. Options for electric or gas stove. The main level includes 3 bedrooms, including your bright & spacious & luxurious primary bedroom featuring an upscale walk-in closet with built-ins with a touch of country a barn door, an elegant 5-piece ensuite highlighted with a deep soaking stand-alone tub, shower, and double vanities, also on main offers 4-piece and a 2-piece bathroom and main floor laundry at the back entrance. The basement features a free-span steel beam, no exposed posts, it lends itself to being an open canvas for



development with 9' ceilings and large windows. Oversize double attached garage with 13' ceiling height, insulated, & cement floor, nice window finishing, doggy house under the inside garage upscale entrance to the house.. Landscape will be finished to topsoil, 14' x 34' east deck pilings are installed for future development. Other features include double vapor exterior, continuous hot water with circulation pump, exterior soffit lights, cement entrance steps, sidewalks, and hardy board exterior highlighted with stone accent. Surround by covered sunrise and sunset decks to enjoy anytime of your day. All of this is located in a cul-de-sac subdivision and quick access to all amenities one needs, and to hwy 2 for the commuter in your family and minutes from South Campus Hospital or High River Hospital.

Built in 2024

Essential Information

MLS® #	A2222902
Price	\$1,400,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,002
Acres	4.30
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	349062 Tamarack Drive E
Subdivision	NONE

City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 5B8

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	73
Zoning	CR

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.