

\$1,750,000 - 322112 2 Street E, Rural Foothills County

MLS® #A2079950

\$1,750,000

4 Bedroom, 4.00 Bathroom, 2,009 sqft

Residential on 13.38 Acres

NONE, Rural Foothills County, Alberta

Nestled amidst the breathtaking natural beauty of Alberta, this property represents the dream home for those who crave space, serenity, and boundless possibilities. This fully finished walkout bungalow, spanning over 3620 SqFt of total living space, is perched majestically on over 13 acres of prime land, offering captivating mountain views and the convenience of easy access to both Okotoks and Calgary. For automotive and semi truck enthusiasts or anyone in need of ample space, a colossal 4000+ SqFt shop stands ready to fulfill your wildest dreams. Featuring impressive 14-foot-tall doors, a well-appointed bathroom, and an expansive area adorned with poured concrete, this shop is more than just storage—it's an opportunity. Imagine transforming it into a spacious workshop or a state-of-the-art automotive or semi-truck service center, the possibilities are endless! As you approach this sanctuary, you'll be greeted by the property's secure fencing, powered entry gate, and a paved driveway that beckons you into a world of unparalleled comfort and luxury. The bungalow itself boasts the epitome of modern living with in-slab heating on both the main and lower floors, four generously sized bedrooms, lofty ceilings that create an airy atmosphere, and the comforting touch of air conditioning. Recent updates include fresh interior paint, a brand new stainless built-in oven, and stylish vinyl plank floors that complement the aesthetic. Roll-up security shutters offer peace of mind, while two



fireplaces have been meticulously refurbished to provide warmth and ambiance on cooler nights. For those who love to soak in the scenery, an expansive deck awaits, ideal for barbecues and enjoying those awe-inspiring vistas of the majestic Rockies. Practicality meets luxury as the property is equipped with great internet service through Starlink, ensuring you're seamlessly connected to the digital world while basking in the tranquility of your surroundings. There may be potential to explore rezoning options for this property, opening up exciting new possibilities for its future use. Don't let this opportunity slip through your fingers. Embrace the lifestyle you've always dreamed of—a life where expansive land meets modern comfort, and where the possibilities are as limitless as your imagination. Seize your once-in-a-lifetime chance to call this remarkable property home!

Built in 1997

Essential Information

MLS® #	A2079950
Price	\$1,750,000
Sold Price	\$1,690,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,009
Acres	13.38
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	322112 2 Street E
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Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A2

Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Driveway, Electric Gate, RV Garage, Triple Garage Attached

Interior

Interior Features	Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Other, Private Entrance, Private Yard, Storage
Lot Description	Landscaped, Many Trees, Paved, Views
Roof	Shake
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2023
Date Sold	February 15th, 2024
Days on Market	155
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office

URBAN-REALTY.ca

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