

\$1,145,000 - 386242 2 Street E, Rural Foothills County

MLS® #A2116252

\$1,145,000

5 Bedroom, 4.00 Bathroom, 1,501 sqft

Residential on 3.07 Acres

NONE, Rural Foothills County, Alberta

This exquisite Walk Out Bungalow sits on a 3.07-acre parcel in the sought after Okotoks area. This country retreat has a gently sloping lot with gorgeous rolling valley and town views and is only 4 minutes Southwest of Okotoks on paved roads. This home boasts over 3,001 sq. ft. of developed space including 5 bedrooms, 3.5 bathrooms with a fully developed lower level walkout illegal suite and comes with an attached heated garage and a detached 4 car heated garage. Solar panels are also installed for electricity savings. A stylish new front door with a multi-point locking system, newer vinyl windows, soaring vaulted ceilings and modern vinyl plank flooring runs throughout the fully open concept main floor. The main floor includes a spacious bright living area with a gas river rock fireplace that expands all the way to the top of the vaulted ceiling. You will feel right at home in the new modern kitchen, it's a culinary enthusiast's dream with stunning granite counter tops, spacious eat-up island and top of the line stainless steel appliances. Perfect for entertaining! The primary bedroom has a newly renovated Ensuite, featuring a shower, his and her's vanities and a relaxing soaker tub. A delightful walkout illegal suite, nestled in the lower level, offers a cozy yet spacious retreat. Here you'll find a large family area with a cozy gas fireplace and access to the lower-covered patio, ideal spot for morning coffee or evening relaxation. There is a full dedicated kitchen area with a fridge, stove,



microwave, dishwasher and a stackable washer and dryer under the stairs which has been cleverly utilized, two generously sized bedrooms and a 3-piece bathroom as well as a 4-piece bathroom. The property is gated and also has a practical pull around driveway, 1 fenced pasture and 2 horse shelters, a mix of pole and rail fencing, barb wire and wire "œdog" fencing surrounds the property. Cross fencing in the pasture makes it ideal for livestock management. Some additional upgrades worthy of mention include newer detached 4 car heated garage / shop with in-floor drainage and access to the back yard, almost all new windows, newer roof in 2018 with 2 sky lights, newer furnace 2017, 2 new hot water tanks, composite deck with an artistic inlay on the front porch, power retractable front awning, tempered glass panels surround the back wrap around composite deck, new Hardie Board siding and stylish stone work just to name a few features that provide the joys of country living. With numerous updates and modern custom renovations. This residence is also well-suited for a multi-generational family or as a multi-family home. This walk out bungalow is a must see.

Built in 2002

Essential Information

MLS® #	A2116252
Price	\$1,145,000
Sold Price	\$1,025,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,501
Acres	3.07

Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	386242 2 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 6C5

Amenities

Parking	Double Garage Attached, Quad or More Detached
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Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Solar
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Great Room, Stone
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Awning(s), Barbecue, Gas Grill
Lot Description	Cleared, Corner Lot, Gentle Sloping
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2024
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Date Sold	July 30th, 2024
Days on Market	126
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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