

\$3,200,000 - 48131 338 Avenue E, Rural Foothills County

MLS® #A2126420

\$3,200,000

5 Bedroom, 4.00 Bathroom, 1,539 sqft
Residential on 22.99 Acres

NONE, Rural Foothills County, Alberta

Welcome to a once in a lifetime opportunity to own a turnkey operation just minutes from the town of Okotoks, so close it's actually annexed into the town!! When you drive up to this amazing property you are welcomed by plenty of steel horse pens complete with automatic waterers as well as shelters in almost every pen. The house is a sprawling bungalow with a generous sized deck that faces the panoramic mountain views. When you enter in from the garage you will be wowed by the oversized fully finished garage. Step into the generous back entrance that features a 2 piece bath as well as laundry handy for keeping the house clean after chores. Walk in a bit further and you will again get to experience the mountain views from your kitchen sink, there is also a large island and a good sized pantry. The living room features big windows and plenty of room for entertaining. 2 good sized bedrooms and a large primary bedroom with a large walk in closet and beautiful ensuite are also located on this level. In the basement is walk up access and a large rec room 3 piece bath and 2 huge bedrooms. Outside is a dream for anyone a 90x240 indoor arena that features amazing footing, full heat, roping boxes, stripping chute, return alleys a huge tie up area and tack boxes. The attached barn features 3 tie stalls, 5 box stalls with the potential to be 6. Wash bay, 2 piece bathroom as well as full laundry facilities. A huge tack



room and did I mention the mezzanine gives you a great view of the mountains as well as a panoramic view of the arena. There is plenty of room to have a coffee room general meeting area, a person cave or extra storage on this level. The property also features a 42x40 hay storage building and it doesn't stop there how about your 40x60 shop that is complete with 220, in floor heat, plenty of lighting and a 20x60 lean too. It doesn't stop there there is also a 150x210 outdoor sand arena. This property is truly one of a kind and is a once in a lifetime opportunity.

Built in 2011

Essential Information

MLS® #	A2126420
Price	\$3,200,000
Sold Price	\$2,900,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,539
Acres	22.99
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	48131 338 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1B2

Amenities

Parking 220 Volt Wiring, Additional Parking, Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Insulated

Interior

Interior Features Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Soaking Tub, Vinyl Windows, WaterSense Fixture(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Walk-Up To Grade

Exterior

Exterior Features Storage

Lot Description Farm, Lawn, Landscaped, Level, Many Trees, Treed, Views

Roof Asphalt

Construction Vinyl Siding

Foundation See Remarks

Additional Information

Date Listed April 25th, 2024

Date Sold June 8th, 2024

Days on Market 43

Zoning ALH

HOA Fees 0.00

Listing Details

Listing Office Century 21 Foothills Real Estate

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