

\$1,350,000 - 338245 38 Street W, Rural Foothills County

MLS® #A2127697

\$1,350,000

3 Bedroom, 3.00 Bathroom, 2,308 sqft

Residential on 4.03 Acres

NONE, Rural Foothills County, Alberta

Located just 5 minutes west of Okotoks and 20 minutes from Calgary, this meticulously cared-for acreage blends rustic charm with modern amenities. Step inside to discover unique stamped concrete flooring with efficient in-floor heating throughout the main level. Vaulted ceilings with exposed beam accents enhance the spacious feel, particularly in the living room, which features a wood-burning fireplace with gas assist and expansive west-facing windows showcasing breathtaking mountain views. Adjacent to the living room, the office space has been recently refreshed, offering a serene environment for work or study. The kitchen boasts new appliances and ample counter space, ideal for those who love to cook and entertain. The master suite is a true retreat, with views of the mountains and paddocks, leading into a private 4-piece ensuite and walk-in closet. Upstairs, enjoy a cozy family room, two additional bedrooms, and a full bathroom. The home is equipped with central air conditioning and new practical amenities, including a washer and dryer, a new septic pump, and a sediment filter, ensuring comfort and convenience. Outside, the property features a triple detached garage. The loft above the garage, measuring 33'x11', is fully completed and offers a versatile space perfect for a home gym, additional storage, or a workspace—the possibilities are endless. The barn supports equestrian activities with two horse shelters and box stalls, surrounded by multiple pastures equipped with all-season



water hydrants and electricity. The fenced round pen and newly added greenhouse and pergola above the hot tub enhance this outdoor oasis. Every aspect of this property is designed with care and attention, from the beautifully landscaped yard to the strategic updates that enhance both functionality and aesthetic appeal. Experience the perfect blend of country living and modern convenience by scheduling your private viewing today.

Built in 2008

Essential Information

MLS® #	A2127697
Price	\$1,350,000
Sold Price	\$1,350,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,308
Acres	4.03
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	338245 38 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	t1s 1a2

Amenities

Parking	220 Volt Wiring, Heated Garage, Insulated, Oversized, Triple Garage Detached
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Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone, Wood Burning
Basement	None

Exterior

Exterior Features	Other
Lot Description	Few Trees, Lawn, No Neighbours Behind, Landscaped, Level, Pasture, Views
Roof	Asphalt
Construction	Composite Siding, Wood Frame
Foundation	Slab

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 17th, 2024
Days on Market	16
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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