

# \$1,179,999 - 2189 Eagle Bend Place E, Rural Foothills County

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MLS® #A2130828

**\$1,179,999**

4 Bedroom, 4.00 Bathroom, 1,707 sqft  
Residential on 3.48 Acres

NONE, Rural Foothills County, Alberta

2022 built walkout bungalow with over 3400 square feet of developed living space in the Eagle Bend community. Situated on 3.48 acres, backing onto rolling hills and mountain views, this energy- efficient, 4 bedroom, 4 bathroom home will not last! The location combines the best of both worlds; a private acreage community with quick and easy commuting to Okotoks (3 minutes) and Calgary (10 minutes). Excellent quality well water with high flow rate 10gmp - a rare find! This home is spacious and perfect for entertaining with generous kitchen, dining, and living room areas. You'll love the bright, west-facing walk-out basement with its abundant windows and open floor plan. Lots of upgrades in this home including a triple car garage, high, vaulted ceilings, two fireplaces (gas and wood burning), water softener, and central air conditioning.

Built in 2022

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2130828    |
| Price      | \$1,179,999 |
| Sold Price | \$1,139,999 |
| Bedrooms   | 4           |
| Bathrooms  | 4.00        |
| Full Baths | 4           |



|                |                                  |
|----------------|----------------------------------|
| Square Footage | 1,707                            |
| Acres          | 3.48                             |
| Year Built     | 2022                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Sold                             |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2189 Eagle Bend Place E |
| Subdivision | NONE                    |
| City        | Rural Foothills County  |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1S7A8                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Triple Garage Attached |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Dryer, Electric Oven, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings                                                           |
| Heating           | Forced Air, Natural Gas                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                                                         |
| Fireplaces        | Gas, See Through, Wood Burning                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Finished, Full, Walk-Out                                                                                                                                  |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Yard, No Neighbours Behind       |
| Roof              | Asphalt Shingle                       |
| Construction      | Cement Fiber Board, Stone, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 10th, 2024  
Date Sold                        May 31st, 2024  
Days on Market                21  
Zoning                            CRA  
HOA Fees                        0.00

**Listing Details**

Listing Office                    Bode Platform Inc.

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