

\$1,200,000 - 387016 Sundance Trail W, Rural Foothills County

MLS® #A2134218

\$1,200,000

4 Bedroom, 3.00 Bathroom, 1,503 sqft
Residential on 4.25 Acres

NONE, Rural Foothills County, Alberta

Step into a world where rural serenity meets urban accessibility just minutes from Okotoks. This stunning acreage, is a haven for horse lovers. This must see property, offering 4.25+/- acres, is nestled in a picturesque subdivision, with mountain views. The property boasts a beautifully landscaped, 4 bedroom (2 up/2 down), walkout bungalow with A/C, paved access to the front door and is fenced with post and rail fencing, making it perfect for horses. With a barn featuring two stalls, a tack room, and additional storage, along with horse shelters and access to riding trails, it's a dream for equestrians. Inside, the home welcomes you with an open-concept layout, complete with a cozy gas fireplace, vaulted ceilings, and skylights that flood the space with natural light. French doors lead to a south-facing deck, offering breathtaking mountain views and beautiful sunsets. The main level features a Spacious primary bedroom with a 4-piece ensuite and walk-in closet, as well as another large bedroom or home office. Downstairs, the fully finished basement with in floor heat, and the walk out, includes two more good sized bedrooms, a 4-piece bathroom, and a generous recreational/family room with a gas fireplace and wet bar, perfect for entertaining. Outside, a private patio off the walkout basement provides a serene retreat, while, on the west side of the home, there is an extra patio area where you can soak in the



surroundings and enjoy the outdoors. A charming "Cowboy" fire pit area adds warmth and character to the outdoor space. Experience the best of both worlds: acreage living with city convenience.

Built in 2003

Essential Information

MLS® #	A2134218
Price	\$1,200,000
Sold Price	\$1,220,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,503
Acres	4.25
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	387016 Sundance Trail W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 6C6

Amenities

Amenities	None
Parking Spaces	8
Parking	Double Garage Attached

Interior

Interior Features	Bar, Granite Counters, High Ceilings, Open Floorplan, Skylight(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove,

	Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Many Trees, Pasture, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 12th, 2024
Days on Market	13
Zoning	CR
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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