

\$1,200,000 - 322001 64 Street E, Rural Foothills County

MLS® #A2159268

\$1,200,000

6 Bedroom, 4.00 Bathroom, 2,155 sqft

Residential on 11.50 Acres

NONE, Rural Foothills County, Alberta

Welcome to your forever home nestled on a pristine 11.50-acre property with over 3,820 sq. ft. of well maintained living space. This stunning bungalow, featuring 6 bedrooms and 4 bathrooms, offers the perfect blend of rustic charm and modern convenience, all surrounded by breathtaking views of endless blue skies and picturesque landscapes. Step inside to be greeted by a warm and inviting atmosphere, highlighted by a vaulted cedar ceiling with exposed beams that stretch across the expansive living area. East and west floor-to-ceiling windows capture every sunrise and sunset, bathing the home in natural light. The cozy sitting room features a gas fireplace, creating a perfect space for relaxation.

The heart of this home is the spacious kitchen, complete with granite countertops, stainless steel appliances, and a charming bay window above the sink. Slate tile flooring and ample storage make this kitchen as functional as it is beautiful. Just off the kitchen, an informal dining area provides a great space for casual meals, while the formal dining room, with its large bow window and built-in pantry, is perfect for entertaining guests.

The main floor boasts a luxurious primary bedroom with direct access to the west-facing deck. The five-piece ensuite bathroom features a classic clawfoot tub. Two additional bright and spacious bedrooms, along with a four-piece bathroom featuring another clawfoot tub, are also located on the main floor.



Additional features include a three-piece bathroom by the mudroom, a welcoming foyer, and hardwood floors throughout.

The fully finished basement is designed for comfort and versatility, featuring an extremely large family room with a fireplace, perfect for movie nights, games or gatherings. The basement also includes a two-piece bathroom in the laundry room, a generously sized extra-large bedroom, a second sizeable bedroom, and a third bedroom currently used as a homeschool room.

Outside, you'll find everything you need to embrace the rural lifestyle. The property includes a 50.6â€™ x 30.6â€™ livestock barn, auto waterer, and new paint. Three additional storage sheds, along with a poultry coop. The exterior of the house and trim has recently been painted, and the property features a new asphalt driveway, a beautiful water fountain, and fully fenced grounds. Enjoy outdoor living with a large west-facing deck and patio area perfect for barbecues. A triple car heated garage provides ample space for vehicles and equipment, and the property is equipped with a backup generator, triple pane windows, and an RV dump station with electrical hookup. With easy access to Highway 2 and just minutes from City Limits and Okotoks, this property offers the best of both worldsâ€”peaceful rural living with convenient access to urban amenities. This is more than just a home; it's a lifestyle.

Built in 1991

Essential Information

MLS® #	A2159268
Price	\$1,200,000
Sold Price	\$1,250,000
Bedrooms	6
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,155
Acres	11.50
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	322001 64 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 3V1

Amenities

Parking Spaces	6
Parking	Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Paved, Triple Garage Attached

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
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Lot Description	Back Yard, Creek/River/Stream/Pond, Lawn, Pasture
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2024
Date Sold	September 13th, 2024
Days on Market	23
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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