

\$1,875,000 - 322078 8 Street E, Rural Foothills County

MLS® #A2172343

\$1,875,000

3 Bedroom, 4.00 Bathroom, 2,962 sqft
Residential on 5.16 Acres

NONE, Rural Foothills County, Alberta

This home is truly where luxury meets modern country living, while still offering a convenient lifestyle close to amenities. Just minutes from Okotoks and with quick and easy access to Calgary, it provides the most convenient location while enjoying the tranquility of country living. From when you enter along the tree-lined driveway you will appreciate the privacy and picturesque beauty this property offers as it is surrounded by lush trees and low maintenance landscaping. Its well-appointed layout and distinctive architectural features create a space you want to call home. The chef's kitchen has premium appliances, ample storage, and loads of countertop space. It seamlessly connects to the flex, dining, and living rooms, making it ideal for entertaining. The king-sized primary bedroom on the main level has a retreat-like feel with its fireplace and sitting area, walk-in closet, and a lavish spa-like ensuite. Additional features on the main level include a 3-season sunroom boasting in-floor heating, a full-sized laundry room with pantry storage, a 2-pc powder room, and soaring vaulted ceilings with wood beams.

Above the attached double garage is a generous family room that fills with natural light. The lower level has been fully reconstructed. It includes a rec room, a wet bar, two full-sized bedrooms with ensuites, and a 4th bedroom/flex room. Additionally, within the 5+ acres are a heated double detached garage, a large two-stall barn, 2 paddocks with shelters, an outdoor sand riding arena, a



fenced veggie garden, and three outdoor living spaces. There is a long list of renovations and upgrades, including an electric gate at the entrance, two newer furnaces and ducting, a tankless water heater, water filtration systems, and updated plumbing, to name a few. Many details and features make this home and its location extraordinary, everything from having a lovely view from every window, including the Rocky Mountains out the main living area, to the highest quality and the true comforts that make a house a home.

Built in 1976

Essential Information

MLS® #	A2172343
Price	\$1,875,000
Sold Price	\$1,848,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,962
Acres	5.16
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Sold

Community Information

Address	322078 8 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 3L7

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Double Garage Detached, Driveway, Heated Garage, Electric Gate

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Wet Bar, Central Vacuum
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Gas Range, Built-In Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Family Room, Gas, Living Room, Master Bedroom, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Entrance
Lot Description	Private, Treed
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2024
Date Sold	November 18th, 2024
Days on Market	25
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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