

\$1,350,000 - 81072 378 Avenue E, Rural Foothills County

MLS® #A2178420

\$1,350,000

5 Bedroom, 4.00 Bathroom, 2,034 sqft
Residential on 2.99 Acres

Totem Ranch, Rural Foothills County, Alberta

This expansive bungalow backs onto a stunning 37-acre environmental reserve, complete with walking paths that lead directly to the Sheep River. Nestled on a generous 2.99-acre lot, this property offers the perfect blend of acreage living and city convenience, just 15 minutes from Seton and 10 minutes from Okotoks. With over 3,900 square feet of living space, this walkout bungalow features an open concept layout that is bright and inviting, thanks to large windows and vaulted ceilings. The spacious kitchen is a chef's delight, boasting solid wood cabinets, a generous island, ample storage and prep space, and an eat-up bar—perfect for casual dining. On the main floor, you'll find three well-appointed bedrooms, including a primary suite that offers a luxurious 5-piece ensuite with a large tub, a stand-up shower, and a walk-in closet. The lower level is designed for entertainment and relaxation, featuring a huge family room with enough space for both a seating area and a pool table. Two additional bedrooms with large windows provide plenty of natural light, along with a four-piece bathroom and a convenient half bath. The private yard is fully fenced and includes a spacious 991 sqft shop equipped with gas and power—ideal for all your toys or hobbies. Additionally, the attached three-car garage provides even more space for vehicles and storage. With its unbeatable location and exceptional features,



this property is a rare find. Donâ€™t miss your chance to experience the best of both worldsâ€”nature and convenienceâ€”right at your doorstep!

Built in 1998

Essential Information

MLS® #	A2178420
Price	\$1,350,000
Sold Price	\$1,185,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,034
Acres	2.99
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	81072 378 Avenue E
Subdivision	Totem Ranch
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 0E8

Amenities

Parking Spaces	12
Parking	Triple Garage Attached

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
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Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Environmental Reserve, Few Trees, Low Maintenance Landscape, Level, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2024
Date Sold	January 17th, 2025
Days on Market	63
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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