

\$1,890,000 - 402046 9 Street W, Rural Foothills County

MLS® #A2189096

\$1,890,000

7 Bedroom, 6.00 Bathroom, 6,927 sqft

Residential on 5.46 Acres

NONE, Rural Foothills County, Alberta

Stunning 5.46-Acreage with over 9000 Sq Ft of Living Space Near Okotoks Nestled in the peaceful Foothills County, just 5 minutes west of Okotoks and a 20-minute drive from Calgary's city limits, this exceptional acreage offers unobstructed prairie views and a lifestyle of luxury and tranquility. Situated on a quiet cul-de-sac, this fully renovated home boasts over 9000 sq ft of developed living space across three levels, making it perfect for families seeking both space and style. Upon entering, you're greeted by a grand entrance that opens into a spacious open-concept main floor. The home features big windows throughout, flooding the space with natural light and showcasing the stunning prairie views. A wraparound deck on both levels and an additional patio offer plenty of outdoor living space to enjoy the surroundings. The heart of this home is the double gourmet kitchen, complete with a massive island, built-in refrigerator, two dishwashers, pot filler, and sleek modern cabinetry. The bright dining area adjacent to the kitchen is perfect for gatherings, while the expansive living room features a media wall. Also on the main floor are a den, a half bath, a full washroom, a mudroom with MDF cabinetry leading to the garages, and a laundry room for added convenience. Upstairs, you'll find a large family room with another media wall and a wet bar, perfect for entertaining. A separate bonus room makes an ideal space for movie nights. The primary bedroom boasts its own 3-piece



en-suite, walk-in closet, and private reading nook with access to the second-level deck. The second bedroom also includes an en-suite and walk-in closet, while the third and fourth bedrooms share a luxurious 5-piece en-suite. The fully finished walk-out basement offers two additional bedrooms, a den, a 3-piece bathroom, a kitchenette, and a spacious recreational room with a dual electric fireplace and media wall. This property also includes two attached garages, a triple a double and a detached drive-through shop for extra storage or hobby space. With 5.46 acres of land, this property offers endless potential and privacy, while being just minutes from Okotoks and Calgary. Don't miss this incredible opportunity to own a luxurious home with unmatched views and features in a prime location!

Built in 2003

Essential Information

MLS® #	A2189096
Price	\$1,890,000
Sold Price	\$1,855,000
Bedrooms	7
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	6,927
Acres	5.46
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Sold

Community Information

Address	402046 9 Street W
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Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S6C7

Amenities

Parking	Double Garage Attached, Triple Garage Attached
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Interior

Interior Features	Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s), Chandelier, Closet Organizers, Open Floorplan, Recessed Lighting, Soaking Tub, Separate Entrance
Appliances	Dishwasher, Refrigerator
Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 20th, 2025
Date Sold	February 20th, 2025
Days on Market	30
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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