

\$1,249,900 - 322043 8 Street E, Rural Foothills County

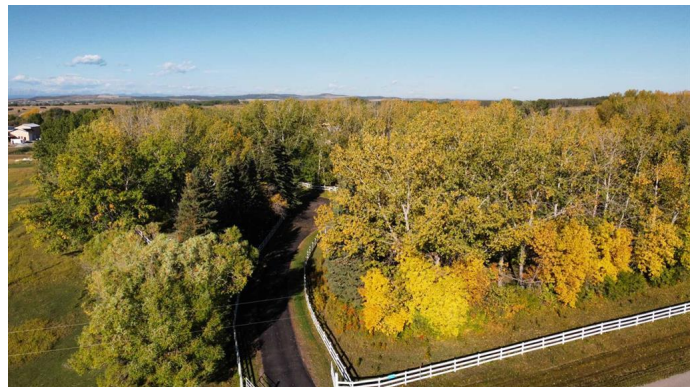
MLS® #A2191423

\$1,249,900

5 Bedroom, 4.00 Bathroom, 1,847 sqft
Residential on 4.60 Acres

NONE, Rural Foothills County, Alberta

Thinking of moving your family to the country but wanting to avoid the long drives to and from Okotoks? Your own personal hobby farm on 4.6 Acres is only 5 minutes south of the Okotoks overpass Okotoks and only a 6 minute drive to Okotoks newest shopping area D'Arcy Crossing. Close enough that groceries can be done before guests arrive, and far enough away from the highway to enjoy the peace and quiet of the Foothills. With multiple renovations over the years, this 4 BEDROOM (plus den) home is perfect for a young family. The living room has room for a sectional and your big screen TV. The white kitchen has many modern finishes, from beautiful countertops, to the stainless steel appliances and concealed hoodfan. Plenty of room in the dining room for family dinners. The family room offers easy access to the deck, and has a WOOD BURNING fireplace with a gas starter. The den could easily be used as a 5th bedroom. Upstairs, you'll find the primary bedroom with 3 piece ensuite, main bathroom and 2 bedroom. The basement has had large windows installed and features a rec room, 4th bedroom, 3 piece bathroom and loads of storage for those seasonal items. No shortage of parking with, with a 2 car ATTACHED GARAGE, and a 2 car DETACHED GARAGE. The land is fenced, and completely ready for horses or other animals; complete with automatic heated horse waterer, barn, THREE PASTURES, and a 70'X100' DOG RUN. It even has a chicken enclosure, it will



not get easier than this to live out your hobby farm dreams. Or you can just use the extra space to run around, or set up your own cross country ski track, the options are limitless. Excellent well produces 7gpm.

Built in 1973

Essential Information

MLS® #	A2191423
Price	\$1,249,900
Sold Price	\$1,200,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,847
Acres	4.60
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	322043 8 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S3L7

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Double Garage Attached, Heated Garage

Interior

Interior Features	French Door
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

	Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Family Room, Gas Starter
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Fire Pit, Garden
Lot Description	Rectangular Lot, Many Trees, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 30th, 2025
Date Sold	February 21st, 2025
Days on Market	22
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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