

# \$1,650,000 - 322136 8 Street E, Rural Foothills County

MLS® #A2215451

**\$1,650,000**

3 Bedroom, 3.00 Bathroom, 3,336 sqft

Residential on 5.68 Acres

NONE, Rural Foothills County, Alberta

Nestled in a pristine community just minutes from Okotoks, this stunning 5.68-acre acreage offers a unique blend of country living and modern amenities. The property boasts a beautifully appointed Victorian-style home, complete with over 4,000 square feet of living space, perfect for entertaining and relaxation.

The main level features a formal sitting room and dining room, ideal for special occasions or everyday meals. The kitchen is a warm and inviting space, complete with an eat-up island and an additional family room that leads to a 3-season room, perfect for seamless indoor-outdoor living. A main floor flex room, currently used as an office, provides added versatility, while a large three-piece bath and laundry room serve as a convenient mud room for gardening enthusiasts.

The upstairs level features three oversized bedrooms, including a spacious primary bedroom with a sitting room and a flex room currently used as a library. A large four-piece bath serves bedrooms two and three, providing ample space for a growing family or guests.

The basement offers a unique space currently used as a beauty salon, which could be easily converted into a home gym, hobby room, or home office. An additional office and ample storage space add to the basement's functionality.



Outside, a huge storage shed provides the perfect space for hobbies, storage, or even a home-based business. The expansive yard boasts plenty of space to garden, while a private courtyard with a fountain creates a serene backdrop for outdoor entertaining. Two fire pits, one perfect for entertaining and one ideal for quiet evenings, add to the outdoor ambiance. A gazebo provides a cozy spot to enjoy the outdoors, rain or shine, and numerous flower beds and raised gardens offer ample opportunities for gardening enthusiasts to showcase their green thumb.

Located on the north side of Okotoks, this property offers quick access to Calgary and is just minutes from shopping, schools, and amenities. The proximity to town and the ease of access to Calgary make this an ideal location for those who want to balance country living with urban convenience. This is a special property that must be seen to be truly appreciated.

Built in 1975

### **Essential Information**

MLS® #	A2215451
Price	\$1,650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,336
Acres	5.68
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	322136 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
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Storage
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings, Double Oven, Freezer, Trash Compactor
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Electric, Gas, Living Room, Wood Burning, Dining Room, Other, Sun Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Garden, Private Yard, Storage, Courtyard, Fire Pit
Lot Description	Front Yard, Garden, Landscaped, Lawn, Private, Rectangular Lot, Gazebo, Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	CR

**Listing Details**

Listing Office                      RE/MAX Landan Real Estate

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