

# \$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, Double Oven, Dryer, Electric Cooktop, Freezer, Garage Control(s), Garburator, Refrigerator, Trash Compactor, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 4   |
| Fireplaces        | Dining Room, Electric, Gas, Living Room, Other, Wood Burning, Sun Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

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

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 11            |
| Zoning         | CR            |

**Listing Details**

Listing Office                RE/MAX Landan Real Estate

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