

\$1,050,000 - 418138 2 Street E, Rural Foothills County

MLS® #A2212354

\$1,050,000

6 Bedroom, 4.00 Bathroom, 2,517 sqft

Residential on 3.00 Acres

NONE, Rural Foothills County, Alberta

Welcome to your enchanting retreat on 3 sprawling acres in the serene south side of Okotoks, where the beauty of country living meets the comfort of a modern lifestyle. This exquisite 2-storey home, with 2,500 square feet of thoughtfully designed living space, invites you to experience the perfect blend of warmth and elegance. As you step inside, you'll be greeted by a charming formal dining room that sets the stage for memorable gatherings with family and friends. The heart of the home is a cozy living area adorned with a stunning floor-to-ceiling fireplace, creating an inviting atmosphere for relaxation and connection. This home features a well-planned layout with 3 spacious bedrooms on the upper level, perfect for children or guests. The luxurious primary suite is conveniently located on the main floor, offering a private haven with easy access to the heart of the home. The fully developed walkout basement includes 2 additional bedrooms, ideal for visitors or as versatile space for a home office or gym. Imagine entertaining in the basement, complete with a stylish wet bar, where laughter and good times flow effortlessly. Step outside to your expansive deck, where you can savor your morning coffee while taking in the breathtaking mountain views or host summer barbecues under the open sky. The oversized triple garage ensures that you have ample space for your vehicles and hobbies, making everyday life a breeze. Enjoy the peace of mind that comes with a good well providing 5 gallons per



minute, allowing you to relish the tranquility of your surroundings without sacrificing convenience. This property isn't just a home; it's a lifestyle—a welcoming haven where cherished memories are made. Come and experience the magic of country life in this remarkable abode!

Built in 2014

Essential Information

MLS® #	A2212354
Price	\$1,050,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,517
Acres	3.00
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	418138 2 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A1

Amenities

Parking Spaces	8
Parking	Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

Interior

Interior Features	No Smoking Home, Vaulted Ceiling(s), Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Bar Fridge
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard, Fire Pit
Lot Description	Private, Sloped Down, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	1
Zoning	CR

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.