

\$1,299,000 - 386192 8 Street E, Rural Foothills County

MLS® #A2209388

\$1,299,000

5 Bedroom, 4.00 Bathroom, 4,390 sqft
Residential on 9.57 Acres

NONE, Rural Foothills County, Alberta

Welcome to this custom-built 4390 sq. ft. family home full of unique character that requires a "handy-person" to complete some unfinished jobs. Situated on 9.57 acres bordering the Town of Okotoks. This 5 bedroom 4 bathroom home offers many opportunities for the right family. Large and numerous windows, extensive use of cedar wood showcasing handcrafted details like intricate wood designs, stonework, handcrafted wood trim, doors, and built-in cabinetry display pride and hard work throughout. As you enter the main level you are welcomed with warmth from the natural light that flows through-out family room, and rec-room with built-in entertainment shelving. This level also offers laundry, 3-piece bath, and guest room with a breakfast bar, sitting area and a separate private entrance. Up to the second level features the main living area, kitchen, dining room, living room with the focal point being a stone face wood burning fireplace. Cozy flex area that can be a home office or sitting area. plus a primary bedroom, and separate 5-piece bath. The upper-level loft has two more "loft" bedrooms with a catwalk overlooking the family room, and a storage room, along with two other bedrooms. The exterior is surrounded by beautiful spruce trees, a peak of the snow-covered mountains, a seasonal creek, an amazing multi use workshop/barn with 4 large doors. The property offers 2 good water wells, a well-maintained yard and room for your



animals.

Built in 1980

Essential Information

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|----------------|----------------------------------|
| MLS® # | A2209388 |
| Price | \$1,299,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 4,390 |
| Acres | 9.57 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Storey, Acreage with Residence |
| Status | Active |

Community Information

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|-------------|------------------------|
| Address | 386192 8 Street E |
| Subdivision | NONE |
| City | Rural Foothills County |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 6C4 |

Amenities

| | |
|---------|-----------------------------|
| Parking | Off Street, Gravel Driveway |
|---------|-----------------------------|

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, Natural Woodwork, Separate Entrance, Storage |
| Appliances | Dishwasher, Electric Stove, Gas Stove, Refrigerator, Washer/Dryer |
| Heating | Boiler, Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |

| | |
|----------|------|
| Basement | None |
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Exterior

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|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
|-------------------|-----------------------|

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|-----------------|--|
| Lot Description | Back Yard, Front Yard, Landscaped, Many Trees, Views, Gentle Sloping, Seasonal Water |
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|------|--------------------|
| Roof | Metal, Cedar Shake |
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| Construction | Brick, Cedar |
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| Foundation | Slab |
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Additional Information

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| Date Listed | April 8th, 2025 |
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| Days on Market | 24 |
|----------------|----|

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| Zoning | CRZCRA |
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Listing Details

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| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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