

\$1,449,000 - 32019 314 Avenue E, Rural Foothills County

MLS® #A2232626

\$1,449,000

5 Bedroom, 3.00 Bathroom, 1,681 sqft
Residential on 5.78 Acres

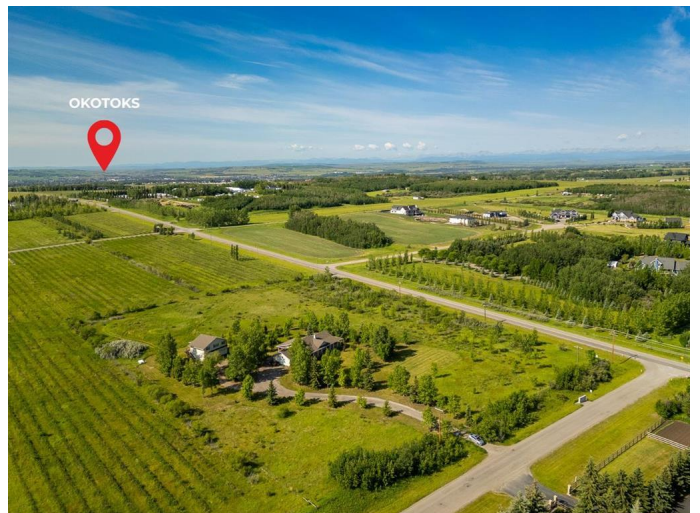
NONE, Rural Foothills County, Alberta

Custom bungalow with legal suite on 6 private acres, minutes from Okotoks. This well-maintained home offers up to 4,132 sq ft of possible living space, including 1,680 sqft above grade, 1,565 sqft in the basement (roughed-in and ready for personal touch), and an 886 sqft LEGAL suite above the detached 3-car garage. The main level of the house includes 3 bedrooms and 2 full bathrooms, a spacious kitchen with island seating, dining nook, and a family room with a wood-burning fireplace and hatch access for firewood from the garage. The primary bedroom features a large ensuite. The legal suite offers 2 bedrooms, 1 bathroom, a private entrance, and has a strong rental history. Updates include high R-value insulation (approx. R70) and a newer roof. Outdoor features include covered front and back decks, mature landscaping, and a level, fully fenced lot. With no architectural controls and two potential access points, this property is ideal for someone who is looking for more space for a home-based business, future shop, rental income or multigenerational living.

Built in 1998

Essential Information

MLS® #	A2232626
Price	\$1,449,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,681
Acres	5.78
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	32019 314 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 3S4

Amenities

Parking	Double Garage Attached, Driveway, Oversized, Triple Garage Detached
# of Garages	5

Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Level, Corner Lot, Lawn
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	98
Zoning	CR

Listing Details

Listing Office	RE/MAX Landan Real Estate
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