

\$1,425,000 - 322136 8 Street E, Rural Foothills County

MLS® #A2235472

\$1,425,000

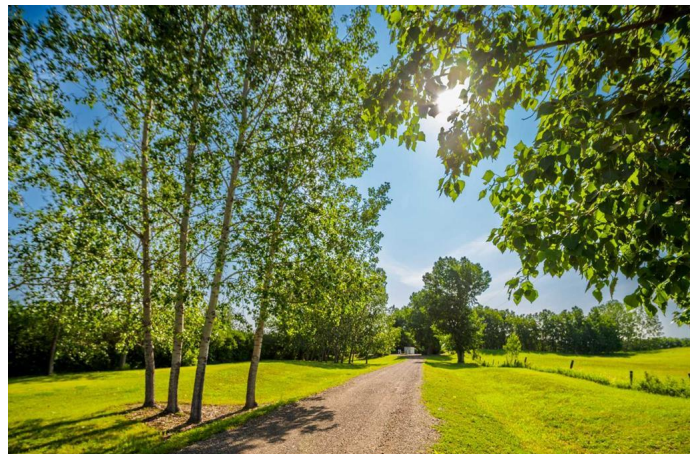
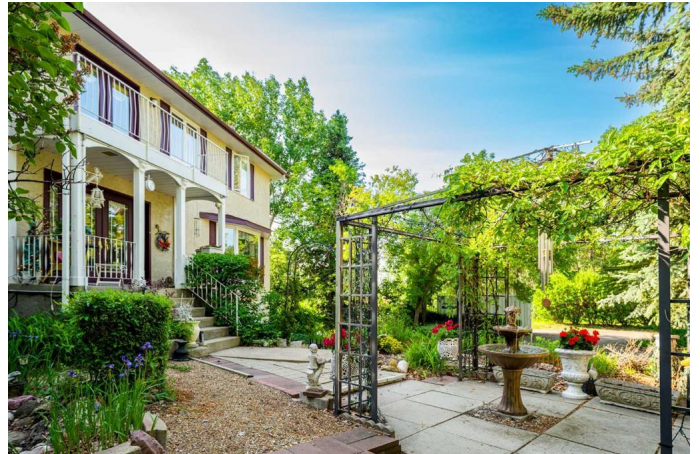
3 Bedroom, 3.00 Bathroom, 3,336 sqft
Residential on 5.68 Acres

NONE, Rural Foothills County, Alberta

European-inspired two-storey home offering over 4,200 sq ft of total living space, located just 1 MILE from OKOTOKS. This well-built property features gleaming hardwood floors, expansive windows, and beautiful MOUNTAIN VIEWS. The UPDATED KITCHEN includes a large fridge/freezer combo, double oven, island seating for two, a huge walk-in pantry, and a dedicated coffee station. A formal dining room connects seamlessly to the main living spaces. The living room features a wood-burning fireplace, and the main floor also includes a 3-season sunroom, a spacious family room, a flex room currently used as a home office, and a 3-piece bath.

Upstairs you'll find all the bedrooms are oversized and a library with potential to convert into an additional bedroom. The lower level includes 929 sq ft, with garage access, ample storage, and a salon space ready for conversion. A second office downstairs would also suit a theatre room, fitness area, or hobby room.

Outside, the landscaped yard includes mature trees, lush grassy areas suitable for a couple of horses, and manicured garden beds. A gazebo provides a quiet place to enjoy the outdoors. The large shed/outbuilding is divided into two functional spaces and also features power, ideal for equipment or workshop use. A long private driveway keeps the home set well back from the road for added privacy. This property offers generous living space, flexible-use rooms, and excellent potential for



families, home businesses, or
multigenerational living.

Built in 1975

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2235472 |
| Price | \$1,425,000 |
| 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, Freezer, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings, Double Oven, Electric Cooktop, Trash Compactor |
| Heating | Forced Air, Natural Gas |

| | |
|-----------------|--|
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 4 |
| Fireplaces | Gas, Living Room, Wood Burning, Dining Room, Electric, Other, Sun Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 28th, 2025 |
| Days on Market | 28 |
| Zoning | CR |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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