

\$1,549,000 - 32019 314 Avenue E, Rural Foothills County

MLS® #A2169326

\$1,549,000

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

NONE, Rural Foothills County, Alberta

Introducing a beautifully built bungalow on 6 stunning acres, just minutes outside of Okotoks. This property is conveniently located just off 32 Street East, offering the perfect blend of country seclusion while providing quick access to major amenities, including schools, shopping, dining, and essential services.

What distinguishes this property is that it is not part of an acreage community, allowing for greater flexibility without the constraints of architectural restrictions. This versatile space is ideal for those needing room for a home-based business or workshop, with two potential access points—one from the current entrance and another possibly off 32 Street.

The property features a detached 3-car garage and a 886 sq ft legal suite above it, which includes two bedrooms and one bath. The thoughtful design ensures privacy, enhanced by mature landscaping. This suite has proven to be a strong income producer, with a history of high demand allowing for selective tenant choices.

The fully fenced property offers a level lot, with the potential for subdivision, subject to county approval. The bungalow itself is ready for you to move in or personalize with your own updates. The bright and airy kitchen features



ample counter space and large windows that flood the area with natural light.

The cozy family room includes a wood-burning fireplace and a clever hatch for easy wood storage access from the garage. With three spacious bedrooms upstairs, including a primary suite with a large ensuite, there's plenty of room for a growing family.

The professionally designed basement is a blank canvas, awaiting your personal touch to make it your own.

Don't miss this incredible opportunity to own a piece of paradise!

Built in 1998

Essential Information

MLS® #	A2169326
Price	\$1,549,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,681
Acres	5.78
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
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 Kitchen Island, Central Vacuum, Vinyl Windows, No Smoking Home, Separate Entrance, Storage
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 Corner Lot, Lawn, Landscaped, Level
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed October 2nd, 2024
Days on Market 162
Zoning CR

Listing Details

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.