

\$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

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

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, Separate Entrance, Storage, Natural Woodwork
Appliances	Dishwasher, Electric Stove, Gas Stove, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Basement	None
----------	------

Exterior

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

Lot Description	Back Yard, Front Yard, Landscaped, Many Trees, Gentle Sloping, Seasonal Water, Views
-----------------	--

Roof	Metal, Cedar Shake
------	--------------------

Construction	Brick, Cedar
--------------	--------------

Foundation	Slab
------------	------

Additional Information

Date Listed	April 8th, 2025
-------------	-----------------

Days on Market	12
----------------	----

Zoning	CRZCRA
--------	--------

Listing Details

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

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.