

# **\$1,250,000 - 434235 32 Street E, Rural Foothills County**

MLS® #A1232127

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## **\$1,250,000**

4 Bedroom, 3.5 Bathroom, 2,815 sqft  
Residential on 20.00 Acres

N/A, Rural Foothills County, Alberta

Welcome home to this beautiful, conveniently located property so close to everything that Okotoks and the surrounding area have to offer! Every amenity you could possibly want is only an 8 min drive away!

Head up your long private driveway lined with big mature trees (INCREDIBLE SHELTER BELT), to your lovely 5 bedroom, 3.5 bath, 2 Storey home situated on 20 acres of sprawling land! This is it! You can finally live the dream! Imagine waking up every morning to gorgeous mountain views in a peaceful, serene setting. Enjoy a coffee on your HUGE HEATED BACK DECK with nothing but rolling hills and privacy; go for a ride on that horse you always wanted in your very own OUTDOOR RIDING ARENA! Work on a vehicle or two in your detached MASSIVE HEATED SHOP (complete with a washroom!) boasting triple garage doors, or wake up extra early to HAY your own land! There are endless possibilities here!

Once you enter through the front door, this house just feels like home. With over 2800 sq ft of developed space (including an illegally suited basement) the vaulted cathedral ceilings and the stunning open concept layout, this is the perfect spot for any family to lay their roots!

The main floor boasts a living room, dining room, sunken family room, nook, fireplace, half bath, kitchen, nice BIG bedroom, and LOTS of



big bright windows and skylights to enjoy all the sun and lovely views. This level also has a great mudroom, laundry area, and access to your attached OVERSIZE double garage.

Head upstairs to another bonus room/Den and 3 bedrooms; including a Primary bedroom with ensuite and another full bathroom! So much space for the family!

Your WALKOUT basement boasts an illegal suite with a BIG living room, full kitchen, TONS of storage, bedroom, and another FULL bathroom.

This home and property are sure to impress! Other awesome benefits of this home are a single garage/SHED attached to the SHOP. Stand-alone and attached horse /animal shelters, newer WELL (2021) and newer SEPTIC, SKYLIGHTS, Huge back deck with an (as-is) hot-tub and GLASS railings, a root house out back, newer (2016) Roof on the home and the shop and more!

Built in 1981

### **Essential Information**

MLS® #	A1232127
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.5
Full Baths	3
Half Baths	1
Square Footage	2,815
Lot SQFT	875,120
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	434235 32 Street E
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T1S 1A1

## Amenities

Parking Spaces	10
Parking	Parking Pad, Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Garage Faces Side, Heated Garage, Insulated, Oversized, Triple Garage Detached, Workshop in Garage
# of Garages	5

## Interior

Goods Included	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Breakfast Bar, Ceiling Fan(s), Chandelier, Granite Counters, Laminate Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Electric Cooktop, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Brick Facing, Glass Doors, Mantle, Masonry, Raised Hearth, Wood Burning
Basement Development	Finished, Walk-Out, Exterior Entry
Basement Type	Finished, Walk-Out, Exterior Entry
Flooring	Carpet, Laminate, Wood

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage, Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete
Front Exposure	E
Site Influence	Rectangular Lot

## **Additional Information**

Zoning CR

## **Room Dimensions**

Den	14`2 x 12`2
Dining Room	18`5 x 16`0
Family Room	19`10 x 14`8
Kitchen	15`0 x 13`1
Living Room	18`0 x 15`4
Master Bedroom	14`0 x 12`7
Bedroom 2	10`1 x 9`6
Bedroom 3	10`2 x 9`0
Bedroom 4	10`2 x 9`0

## **Listing Details**

Listing Office RE/MAX FIRST

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