

# \$1,475,000 - 32019 314 Avenue E, Rural Foothills County

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MLS® #A2232626

**\$1,475,000**

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

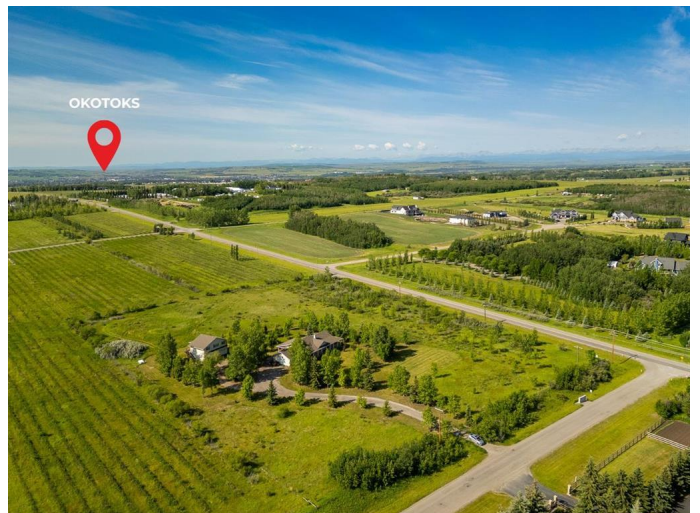
NONE, Rural Foothills County, Alberta

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	\$1,475,000



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	Central Vacuum, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vinyl Windows
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, Landscaped, Lawn, Level
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	70
Zoning	CR

**Listing Details**

Listing Office	RE/MAX Landan Real Estate
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