

# \$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, Double Oven, Dryer, Electric Cooktop, Freezer, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings, Trash Compactor
Heating	Forced Air, Natural Gas

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

## Exterior

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

## Additional Information

Date Listed	June 28th, 2025
Days on Market	61
Zoning	CR

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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