

# **\$1,300,000 - 394046 Highway 783, Rural Foothills County**

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MLS® #A2238540

**\$1,300,000**

3 Bedroom, 3.00 Bathroom, 1,306 sqft  
Residential on 18.16 Acres

NONE, Rural Foothills County, Alberta

Enjoy the best of both worlds and be the proud owner of this outstanding country residential property, only two minutes drive to Okotoks with it's many amenities. Peaceful and private setting, completely surrounded by towering mature trees and park-like setting with paved tree lined driveway. Plenty of outdoors spaces and clearings to enjoy entertaining family and friends. This is an ideal hobby farm with 64x40 shop, second 24x24 shop/garage, barn with lean-to, fenced, cross-fenced, making a perfect horse set-up. The larger shop has a mezzanine area, towering ceiling and paved flooring, great for the vehicle restoration enthusiast/woodworker/mechanic, or massive storage space. The secondary shop garage is heated with a concrete floor and high overhead door. This ranch style bungalow features 2,458 sq. ft. of developed living space with large west facing covered front deck and huge back deck to enjoy your morning coffee and afternoon happy hour, or just relaxation. Triple attached heated garage with one bay developed as office, gym, or craft area and garden door to back yard, which could be converted back for garage parking. This home offers a functional open plan with total of 3 bedrooms, 3 baths, and has had several upgrades through the years. The spacious kitchen features ceramic tile flooring, maple shaker cabinets, deluxe gas stove, and plenty of cupboard and counter space. The adjoining



dining area has double garden doors to front covered deck. The open great room boasts large bow window, and maple flooring. The master bedroom has 4 piece ensuite and double closets. The 2nd bedroom is a good size with plenty of closet space. The main floor office with built in desk and cabinets is conveniently situated near living areas. Laundry/mudroom has central landing area with front and back doors to outside. Inside access to attached heated garage and office/gym area. Lower level is fully developed featuring family/games room, with attractive rock woodburning fireplace, wet bar, and separate walk-up access to outside back yard. Additional third bedroom and 3 piece ensuite on lower level as well as utility/storage room. Drilled well, septic tank and field have recently been serviced and tested. This property has a lot to offer for the hobby farmer, investor, or anyone who wants rural living with all the conveniences and amenities only a few minutes from home.

Built in 1971

### **Essential Information**

MLS® #	A2238540
Price	\$1,300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,306
Acres	18.16
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	394046 Highway 783
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 6C2

### **Amenities**

Parking Spaces	8
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, Paved, See Remarks, Triple Garage Attached, Additional Parking, RV Gated, Tandem
# of Garages	4

### **Interior**

Interior Features	Built-in Features, Wet Bar
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Fruit Trees/Shrub(s), Landscaped, Many Trees, Paved, Private, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	1
Zoning	CR

### **Listing Details**

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