



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

32019 314 Avenue E  
Rural Foothills County, Alberta

MLS # A2232626



**\$1,475,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,681 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Oversized, Triple Garage Detached		
Lot Size:	5.78 Acres		
Lot Feat:	Corner Lot, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	10-21-29-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** Piano, Dishwasher in suite, Electric Stove in suite, Refrigerator in suite.

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.