



GRASSROOTS
REALTY GROUP

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322136 8 Street E
Rural Foothills County, Alberta

MLS # A2235472



\$1,490,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,336 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	5.68 Acres		
Lot Feat:	Front Yard, Garden, Gazebo, Landscaped, Lawn, Many Trees, Private, Recta		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	5-21-29-W4
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Storage		

Inclusions: N/A

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.