



GRASSROOTS
REALTY GROUP

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402020 28 Street E
Rural Foothills County, Alberta

MLS # A2239077



\$1,290,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,761 sq.ft.	Age:	1974 (51 yrs old)
Beds:	6	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	CR (County Residential)
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Open Floorplan		

Inclusions: Window Coverings, Gazebo in the trees, barn, shop, playhouse, greenhouse

Country living with city convenience? Yes, please! If you've been dreaming of quiet mornings, starry nights, and space to breathe — but still want to hit Costco, grab a coffee, or make a quick school run without spending your whole day in the car — this is the sweet spot. Literally just five minutes south of Okotoks, this 5-bedroom, 3-bathroom gem lets you live the country dream without giving up any of the perks. Inside, it's warm, welcoming, and full of charm — think wood-burning fireplaces for cozy winter evenings, a bright sunroom for morning coffees, and a big finished basement perfect for movie nights, guests, or a teen hangout zone. Outside? You've got room to roam. The beautifully kept yard is fully fenced with a gated driveway, and there's even a small barn — perfect for a hobby farm or the horse you promised yourself you'd have someday. Hosting summer BBQs on the massive deck? Check. Watching the sunset with a glass of wine? Also check. With a double attached garage and a large shop with an additional 2 bays plus workshop space, that's just waiting for your tools, projects, or Pinterest-worthy craft space. This isn't just a home — it's a lifestyle that gives you the best of both worlds: peaceful country vibes and quick access to everything Okotoks has to offer, including delivery!! Come see it for yourself. Once you do, you won't want to leave.