



GRASSROOTS
REALTY GROUP

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

434085 32 Street E
Rural Foothills County, Alberta

MLS # A2259457



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,636 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Front Drive, Garage Door Open		
Lot Size:	20.07 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Fruit Trees/Shrub(s), Gard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	33-19-29-W4
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, See Remarks, Skylight(s), Soaking Tub, Walk-In Closet(s)		

Inclusions: Second Fridge, Hot Tub, Pool Table, Shed, Workbench in garage, Storage cupboards in garage, Storage shelving in furnace room, Assorted gardening tools.

20.07 acres. This private property has a beautiful home with a heated oversized double attached garage and sits on a hill with wonderful views. Also included is a huge 32 x 40 HEATED WORKSHOP (220 volt in shop), 22 x 24 BOATHOUSE, GREENHOUSE, RV Parking with electrical hookup, Covered Gazebo, Shed, Covered BBQ station. Solar panels also for electricity (economical and offset the cost for electricity). RMS above grade is 1635sqft, below grade is 1248sqft. As you walk in you will be greeted to the front foyer with tons of area. The main floor has a country kitchen with many cabinets, pantry and a side "coffee bar" with more cabinets and sink. The living/dining/entertainment room is fantastic for visiting, entertaining or to sit quietly, read a book, watch tv or look out the large windows that gives you all the natural light you desire. The bedrooms have large walk-in closets and the other room you could use as the third upper bedroom or the office with built-ins. The laundry room is also on the main floor. Downstairs is mostly open concept that has a family room with gas fireplace, pool table area, jacuzzi tub area, 4th bedroom, bathroom, utility room, storage room, and a pantry/cold room. In this home you can appreciate the many areas of custom shelving for your items to have their own space. In their own growing season, enjoy the raspberries, saskatoons, grapes, apples and the garden for what you want to grow and so much more. The rose bushes, wildflowers, shrubs and mature trees are beautiful and make the property feel tranquil and calm. Kids, pets and even adults can enjoy the open space to run, play and relax. When you come and view, you will see and appreciate the care and love that this home and property has. Short drive to Okotoks, High River or Calgary for all the amenities.

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