



GRASSROOTS
REALTY GROUP

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8121 408 Avenue E
Rural Foothills County, Alberta

MLS # A2264291



\$1,298,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,890 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	3.20 Acres		
Lot Feat:	Cul-De-Sac, No Neighbours Behind		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	8-20-29-W4
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Central vac and attachments (no power head), appliances in basement- fridge, stove, OTR microwave, dishwasher

Welcome to 8121 408 Avenue East, where wide-open Foothills skies meet the comfort of home. Just 2.5 km south of Okotoks, this 2890 sf bungalow on 3.2 acres offers the perfect balance of peaceful country living with quick access to schools, shopping, and amenities. This spacious walkout bungalow, with its vaulted ceilings, is filled with natural light and mountain views from nearly every room. The open-concept main level features soaring ceilings, a cozy double sided gas fireplace, and expansive windows framing the western skyline. The bright kitchen is designed for gathering with a large island, two pantries, breakfast bar seating, and patio doors leading to large deck for effortless indoor-outdoor living. The main floor includes a generous primary suite with a 5-piece ensuite and walk-in closet with its own private deck. There are two additional bedrooms including one with a loft that's currently used as an office and a full bath. The large laundry/mudroom with sink and cabinets has space for everyone's stuff including the pet supplies! The walkout basement with infloor heating offers over 2000 sf of developed space and incredible versatility for extended family or independent teens. Featuring a 2-bedroom illegal suite, with full kitchen, family room, and unique bathroom (door separating sink area from toilet and shower) and private patio access overlooking the pond and rolling landscape. Outdoors, the property is thoughtfully developed with mature trees, a tranquil water feature, and space for kids to explore. Mr and Mrs Duck return every year to swim in the pond! Plenty of wildlife beyond "the deer" including a resident fox (with cubs), bald eagles, and owls. There's ample room for your hobbies too, an attached double garage with a workshop, plus RV parking and extra driveway space. Fast possession possible.

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