



**434205 32 Street E
Rural Foothills County, Alberta**

MLS # A2275355



\$1,349,000

Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bi-Level	
Size:	2,216 sq.ft.	Age: 1984 (42 yrs old)
Beds:	5	Baths: 3
Garage:	Triple Garage Attached	
Lot Size:	5.00 Acres	
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden	

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	33-19-29-W4
Exterior:	Brick, Stucco, Wood Siding	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, See Remarks, Soaking Tub, Wet Bar		
Inclusions:	N/A		

This exceptional 5-bedroom, 3-bath residence offers over 4,000 sq ft of beautifully appointed living space. It sits on 5 acres with sweeping mountain views and is set up for horses. Highlights include: extensive 2018 renovations, air conditioning, soaring ceilings, two fire places and a triple oversized garage. A striking entry with a curved staircase leads to a sun-filled living room featuring vaulted open-beam ceilings and a dramatic floor-to-ceiling stone wood-burning fireplace. The dining area opens to a west-facing deck, ideal for entertaining. The bright chef's country kitchen is designed for gatherings, showcasing an oversized island, quartzite countertops, farmhouse sink, bar fridge, 6-burner gas range, and custom floor-to-ceiling cabinetry concealing the fridge/freezer. The spacious primary suite offers a walk-through closet and a spa-inspired 5-piece ensuite with a clawfoot tub. The walk-out lower level provides an inviting family retreat with fireplace, wet bar, generous entertaining space, two additional bedrooms, and a laundry/mudroom with garage access. The property features mature trees, garden or orchard areas, chain-link and pipe fencing, cross-fencing, a small barn, two stock waters, and a workshop. Perfect for a large family and entertaining, this exceptional home offers country living at its finest—just minutes from all amenities as it is conveniently situated between Okotoks and High River.