



**32019 314 Avenue Avenue E  
Rural Foothills County, Alberta**

**MLS # A2295727**



**\$1,365,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,672 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway, Oversized, Triple Garage Detached		
<b>Lot Size:</b>	5.78 Acres		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	10-21-29-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Suite:Hood fan, Dishwasher, Electric Stove, Refrigerator, washer & Dryer, Ceiling fan, Garage heater & garage shelving, antique stove  
Home: Piano, Ceiling fan, All window coverings, Fridge, Dishwasher, Electric stove, hood fan, Central Vacuum & attachments, Washer, dryer

Welcome to the perfect blend of country living and modern versatility, ideally situated on 6 private, fully fenced acres just minutes from Okotoks. This well-maintained custom bungalow offers exceptional flexibility with up to 4,132 sq ft of potential living space, making it an outstanding opportunity for families, investors, or those seeking multi-generational living. The main residence features 1,680 sq ft above grade with a functional and inviting layout, including 3 spacious bedrooms and 2 full bathrooms. The bright, open-concept kitchen offers ample cabinetry, a central island with seating, and flows seamlessly into the dining nook and cozy family room. A charming wood-burning fireplace creates the perfect gathering space, complete with convenient hatch access to the garage for easy firewood storage. The primary retreat is generously sized and includes a large private ensuite, offering a comfortable escape at the end of the day. The 1,565 sq ft basement is already roughed-in and presents an incredible opportunity to customize and expand your living space to suit your needs. Adding even more value is the 886 sq ft LEGAL suite above the detached triple-car garage, featuring 2 bedrooms, 1 bathroom, a private entrance, and a proven rental history, ideal for generating income, accommodating extended family, or creating a private guest space. Recent updates include enhanced high R-value insulation (approx. R70) for improved efficiency and a newer roof, providing peace of mind for years to come. Outdoors, enjoy the serenity of acreage living with covered front and rear decks, mature landscaping, and a flat, usable yard perfect for a variety of uses. With no architectural controls and two potential access points, the property offers endless possibilities, whether you're envisioning a home-based business, future shop development, hobby farm, or simply more space to

live and grow. A rare opportunity to own a versatile acreage property in a highly desirable location, privacy, income potential, and lifestyle all in one.