

# \$1,300,000 - 424018 17 Street E, Rural Foothills County

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MLS® #A2207974

**\$1,300,000**

6 Bedroom, 6.00 Bathroom, 3,632 sqft

Residential on 19.03 Acres

NONE, Rural Foothills County, Alberta

Dream Acreage â€“ Only 6 Mins South of Okotoks!

Escape to the country without leaving convenience behind! This stunning 19.03-acre property offers sweeping mountain views and all the space you need to live your best country life. Itâ€™s fully fenced and partially cross-fenced, with 11 acres of hay, horse pasture, and a 1/4-acre garden.

The charming cedar ranch-style bungalow features 4 bedrooms and 4.5 bathrooms, a new kitchen with updated appliances, solar panels, a sauna, and 3 fireplaces. Need extra space? Thereâ€™s also a 2 bed, 2 bath illegal suite!

Additional highlights include a heated Quonset, 130+ newly planted shelter-belt of trees & shrubs, rainwater collection system, and loads of open space for kids to play, explore, and enjoy country living.

Located just minutes from schools, shopping, and Okotoks, this is rural living with urban access.

This acreage wonâ€™t last!

Built in 1971

## Essential Information



MLS® #	A2207974
Price	\$1,300,000
Bedrooms	6
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,632
Acres	19.03
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	424018 17 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4S4

### **Amenities**

Parking	Parking Pad
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### **Interior**

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Sauna
Appliances	Gas Range, Microwave, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas, Wood Burning, Gas Log
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Balcony, Garden
Lot Description	Few Trees, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot, Views, Cleared, Pasture
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, See Remarks

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	5
Zoning	CR

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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