

# \$1,350,000 - 322019 20 Street E, Rural Foothills County

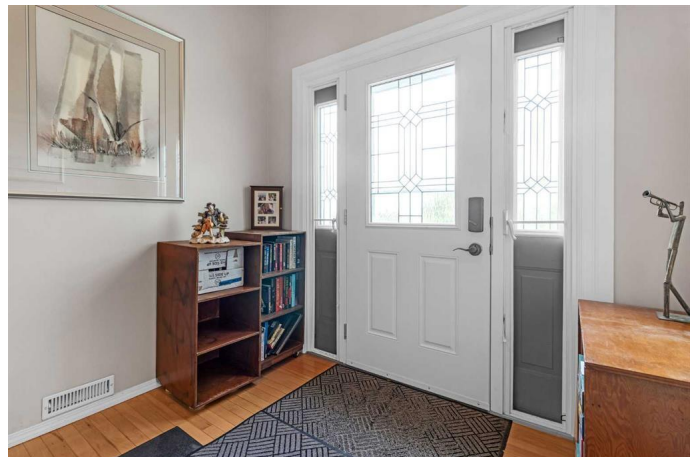
MLS® #A2186853

**\$1,350,000**

5 Bedroom, 3.00 Bathroom, 1,456 sqft  
Residential on 9.41 Acres

NONE, Rural Foothills County, Alberta

Stunning Fully Renovated Bi-Level on 9.41 Acres with Full West Mountain Views Nestled just outside Okotoks off Hwy 2A, this fully renovated bi-level home offers the perfect blend of modern comfort and serene country living. With 2,757 sq ft of living space, 5 bedrooms, and 3 bathrooms, this property is tailor-made for families seeking space, privacy, and breathtaking mountain views. Step inside to discover high-end vinyl flooring throughout, complemented by all-new windows (upstairs and downstairs) that flood the home with natural light. The home features two furnaces for optimal comfort and a new hot water heater installed last summer. The sunshine basement offers a bright, open feel, thanks to large windows that make you forget you're underground. Illegal suite complete with a separate entrance and its own dedicated furnace. Outside, the wraparound deck, spanning the south and west sides of the home, is a true dream. It's the perfect spot to soak in panoramic Rocky Mountain views and enjoy peaceful sunsets. The 9.41-acre lot includes two double detached garages, with one serving as a workshop ideal for hobbyists or car enthusiasts. This garage features a mechanic pit, perfect for all the car lovers or those in their "tinkering era." A prep and show barn adds even more functionality and ideal for horse/animal lovers. This rare gem combines modern upgrades, functional acreage, and proximity to town, making it a truly unique find. Don't miss your chance to



own this incredible property!

Built in 1971

### Essential Information

MLS® #	A2186853
Price	\$1,350,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,456
Acres	9.41
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	322019 20 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 5H3

### Amenities

Parking	Double Garage Attached
# of Garages	4

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	45
Zoning	CR

### **Listing Details**

Listing Office	Real Broker
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