



## 322136 8 Street Rural Foothills County Alberta

\$1,490,000

European-inspired two-storey home offering over 4,200 sq ft of total living space, located just 1 MILE from OKOTOKS. This well-built property features gleaming hardwood floors, expansive windows, and beautiful MOUNTAIN VIEWS. The UPDATED KITCHEN includes a large fridge/freezer combo, double oven, island seating for two, a huge walk-in pantry, and a dedicated coffee station. A formal dining room connects seamlessly to the main living spaces. The living room features a wood-burning fireplace, and the main floor also includes a 3-season sunroom, a spacious family room, a flex room currently used as a home office, and a 3-piece bath. Upstairs you'll find all the bedrooms are oversized and a library with potential to convert into an additional bedroom. The lower level includes 929 sq ft, with garage access, ample storage, and a salon space ready for conversion. A second office downstairs would also suit a theatre room, fitness area, or hobby room. Outside, the landscaped yard includes mature trees, lush grassy areas suitable for a couple of horses, and manicured garden beds. A gazebo provides a quiet place to enjoy the outdoors. The large shed/outbuilding is divided into two functional spaces and also features power, ideal for equipment or workshop use. A long private driveway keeps the home set well back from the road for added privacy. This property offers generous living space, flexible-use rooms, and excellent potential for families, home businesses, or multigenerational living. (id:6769)

Primary Bedroom 18.92 Ft x 11.50 Ft

Bedroom 12.75 Ft x 18.00 Ft

Bedroom 14.00 Ft x 18.50 Ft

Other 8.92 Ft x 14.08 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Other 12.58 Ft x 33.17 Ft

Den 11.25 Ft x 9.08 Ft

Dining room 12.25 Ft x 15.50 Ft

Family room 12.00 Ft x 14.58 Ft

Foyer 11.33 Ft x 15.00 Ft

Kitchen 13.42 Ft x 24.00 Ft

Living room 18.17 Ft x 18.33 Ft

Office 16.83 Ft x 14.50 Ft

Sunroom 9.83 Ft x 18.00 Ft

3pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX Landan Real Estate



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