

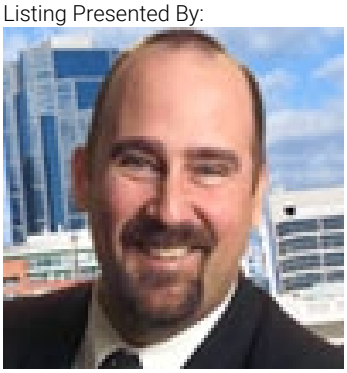
12040 338 Avenue Rural Foothills County Alberta

$1,399,000

5.52 ACRES IN OKOTOKS | COUNTRY LIVING TODAY, COMMERCIAL POTENTIAL TOMORROW. Steps to town, this private, fully treed acreage sits behind a gated entrance and offers 2,231 sq. ft. above grade and over 3,000 sq. ft. of total developed living space. Farmhouse-inspired finishes include reclaimed elements from historic sites. The kitchen offers stainless steel appliances, ample counter space and extensive cabinetry, opening to a warm dining room. A light-filled family room features vaulted ceilings and expansive windows, while the sunken living room adds a wood-burning fireplace and bay window. Upstairs, the primary bedroom offers double barn-door closets, a gas fireplace and a private balcony, plus a second bedroom, flex room and 5-piece bath. The developed walk-up lower level adds a bedroom, 2-piece bath (macerating toilet), large rec room and storage. Outside: walking paths, gazebo, playhouse, swings, outhouse, chicken coop, horse shelters, pasture, stock waterers, wood sheds, detached garage, two firepits, water features and expansive decks. Upgrades: gas stove, blinds, water filtration, new hot water tank and new furnace. Near Honda Okotoks with quick commuter access. Located along a commercial corridor, the property may offer future commercial potential, subject to municipal rezoning approval. The gazebo was built by a previous owner, is not permitted and is not shown on the RPR; sold as-is, and removal can be discussed as part of an offer. (id:6769)

Primary Bedroom 17.75 Ft x 14.92 Ft
5pc Bathroom 13.67 Ft x 11.75 Ft
Other 6.25 Ft x 9.83 Ft
Bedroom 10.33 Ft x 10.33 Ft
Bedroom 10.33 Ft x 11.58 Ft
Bedroom 15.50 Ft x 14.42 Ft
Storage 6.92 Ft x 11.17 Ft
Recreational, Games room 22.08 Ft x 11.58 Ft
2pc Bathroom 4.25 Ft x 6.42 Ft
Laundry room 7.75 Ft x 10.33 Ft
Kitchen 14.00 Ft x 14.58 Ft
4pc Bathroom 11.00 Ft x 5.42 Ft
Bedroom 9.75 Ft x 10.58 Ft
Dining room 13.00 Ft x 12.42 Ft
Foyer 8.83 Ft x 6.50 Ft
Living room 17.25 Ft x 17.75 Ft

Listing Presented By:



Originally Listed by:
Real Broker

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Furnace 10.83 Ft x 11.75 Ft

Furnace 10.83 Ft x 10.50 Ft

Family room 19.42 Ft x 23.17 Ft