

# \$1,549,000 - 32019 314 Avenue E, Rural Foothills County

---

MLS® #A2169326

**\$1,549,000**

5 Bedroom, 3.00 Bathroom, 1,681 sqft  
Residential on 5.78 Acres

NONE, Rural Foothills County, Alberta

Introducing a beautifully built bungalow on 6 stunning acres, just minutes outside of Okotoks. This property is conveniently located just off 32 Street East, offering the perfect blend of country seclusion while providing quick access to major amenities, including schools, shopping, dining, and essential services.

What distinguishes this property is that it is not part of an acreage community, allowing for greater flexibility without the constraints of architectural restrictions. This versatile space is ideal for those needing room for a home-based business or workshop, with two potential access points—one from the current entrance and another possibly off 32 Street.

The property features a detached 3-car garage and a 886 sq ft legal suite above it, which includes two bedrooms and one bath. The thoughtful design ensures privacy, enhanced by mature landscaping. This suite has proven to be a strong income producer, with a history of high demand allowing for selective tenant choices.

The fully fenced property offers a level lot, with the potential for subdivision, subject to county approval. The bungalow itself is ready for you to move in or personalize with your own updates. The bright and airy kitchen features



ample counter space and large windows that flood the area with natural light.

The cozy family room includes a wood-burning fireplace and a clever hatch for easy wood storage access from the garage. With three spacious bedrooms upstairs, including a primary suite with a large ensuite, there's plenty of room for a growing family.

The professionally designed basement is a blank canvas, awaiting your personal touch to make it your own.

Don't miss this incredible opportunity to own a piece of paradise!

Built in 1998

### **Essential Information**

MLS® #	A2169326
Price	\$1,549,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,681
Acres	5.78
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	32019 314 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 3S4

## Amenities

Parking Double Garage Attached, Oversized, Driveway, Triple Garage Detached  
# of Garages 5

## Interior

Interior Features Central Vacuum, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Kitchen Island  
Appliances Dishwasher, Electric Stove, Refrigerator  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Full, Partially Finished

## Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Landscaped, Lawn, Corner Lot, Level  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

## Additional Information

Date Listed October 2nd, 2024  
Days on Market 187  
Zoning CR

## Listing Details

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.