

# \$1,250,000 - 387217 2 Street W, Rural Foothills County

MLS® #A2227787

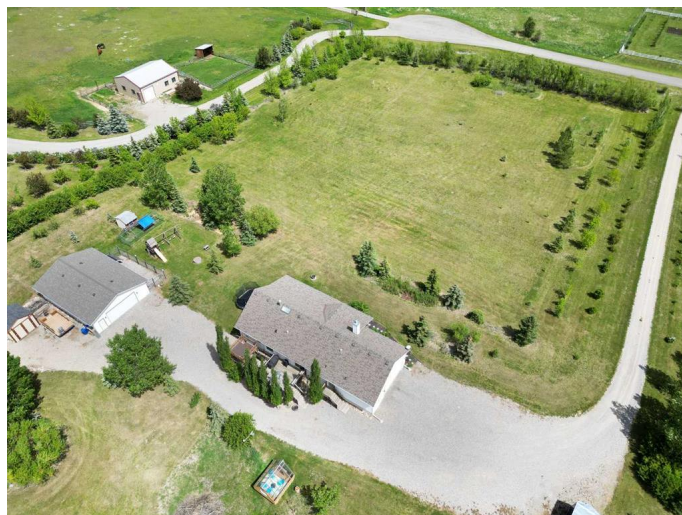
**\$1,250,000**

5 Bedroom, 3.00 Bathroom, 1,430 sqft

Residential on 5.02 Acres

NONE, Rural Foothills County, Alberta

Yes, you can have it all! Here is an extremely well-maintained 5-bedroom bungalow with over 2,650 sq ft of developed space, an oversized double-car attached garage, a 1200 sq ft insulated and heated shop (plus additional shed and greenhouse), and located on a stunning and serene 5-acre parcel with hundreds of young trees, less than five minutes from Okotoks! The main floor features vaulted ceilings in the living room and kitchen, three bedrooms, including a large primary and ensuite with updated flooring, countertops, and a newer custom shower. The main bathroom also has updated flooring and countertops. Also, main floor laundry, and extensive decking at the front and off the kitchen. The basement has three extra-large windows (including in both bedrooms) installed recently (2022), allowing tons of natural light, and in-floor heat throughout, except in the cold room. Other major improvements include new roof shingles on the house (2017) and shop (2023), and new hot water tanks (2019). The double-car attached garage is fully insulated and heated, with tons of extra storage space. The 30 X 40 shop is also insulated and heated and has a concrete floor in excellent condition. There's also a large separate shed and a dog run. The property is fenced to the north, south and west, and the entire perimeter has had numerous trees planted around it over the years. Please take the time to explore the property and take in the ambiance and silence! Note: The well performs extremely



well and produces excellent quality drinking water, and the septic and furnace were just serviced. The owners have maintained and steadily improved this home and property with love and care for the past 14 years, and now itâ€™s ready for your family!

Built in 2002

**Essential Information**

MLS® #	A2227787
Price	\$1,250,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,430
Acres	5.02
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	387217 2 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A1

**Amenities**

Parking Spaces	12
Parking	Double Garage Attached, Heated Garage, Oversized
# of Garages	2

**Interior**

Interior Features	Vaulted Ceiling(s), Skylight(s)
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window

	Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Kennel
Lot Description	Landscaped, See Remarks, Treed, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	9
Zoning	CR

## Listing Details

Listing Office	RE/MAX Realty Professionals
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