

# \$1,300,000 - 424018 17 Street E, Rural Foothills County

MLS® #A2207974

**\$1,300,000**

6 Bedroom, 6.00 Bathroom, 3,632 sqft

Residential on 19.03 Acres

NONE, Rural Foothills County, Alberta

Dream Acreage – Just 6 Minutes South of Okotoks!

Discover the perfect blend of peaceful country living and modern convenience on this stunning 19.03-acre property with breathtaking mountain views. Whether you're dreaming of a hobby farm, need space for horses, or simply want room to roam, this fully fenced and partially cross-fenced acreage offers incredible versatility. With 11 acres of hay, horse pasture, a ¼-acre garden, an extraordinary vegetable garden, and a stunning flower garden, there's space here to live the lifestyle you've always imagined.

The cedar ranch-style bungalow, originally built in 1971 and thoughtfully expanded in 1984, is warm and welcoming. It features four bedrooms, four and a half bathrooms, a beautifully renovated kitchen with updated appliances, solar panels, a sauna, and three fireplaces that make for cozy evenings year-round. The massive living room windows frame panoramic views of the Rockies, creating a breathtaking backdrop for everyday life.

In addition to the main home, the property also includes a beautiful 2-bedroom, 2-bathroom illegal suite built in 2006. It's the perfect setup for aging parents, extended family, or guests, offering privacy and comfort in a serene rural setting.



A heated Quonset provides plenty of space for storage, hobbies, or workshop use. Over 130 newly planted trees and shrubs form a growing shelterbelt around the property, while a rainwater collection system adds to the property’s sustainability. Kids and pets will love the open space to play, explore, and thrive in the fresh country air.

All of this is just minutes from the conveniences of Okotoks, including schools, shopping, and essential services.

Live your country dream without giving up convenience—this one-of-a-kind acreage won’t last!

Built in 1971

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2207974                         |
| Price          | \$1,300,000                      |
| Bedrooms       | 6                                |
| Bathrooms      | 6.00                             |
| Full Baths     | 4                                |
| Half Baths     | 2                                |
| Square Footage | 3,632                            |
| Acres          | 19.03                            |
| Year Built     | 1971                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 424018 17 Street E     |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T1S 4S4 |

### Amenities

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Sauna, Separate Entrance, Storage, Vaulted Ceiling(s), Beamed Ceilings |
| Appliances        | Gas Range, Microwave, Refrigerator, See Remarks, Washer/Dryer                                                                                               |
| Heating           | Forced Air, Natural Gas                                                                                                                                     |
| Cooling           | None                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                         |
| # of Fireplaces   | 4                                                                                                                                                           |
| Fireplaces        | Gas, Wood Burning, Gas Log                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Full, Partially Finished                                                                                                                                    |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden                                                                       |
| Lot Description   | Few Trees, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot, Views, Cleared, Pasture |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Wood Frame                                                                            |
| Foundation        | Poured Concrete, See Remarks                                                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 20               |
| Zoning         | CR               |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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