

# \$975,000 - 338123 80 Street E, Rural Foothills County

MLS® #A2256287

**\$975,000**

4 Bedroom, 3.00 Bathroom, 1,784 sqft

Residential on 4.87 Acres

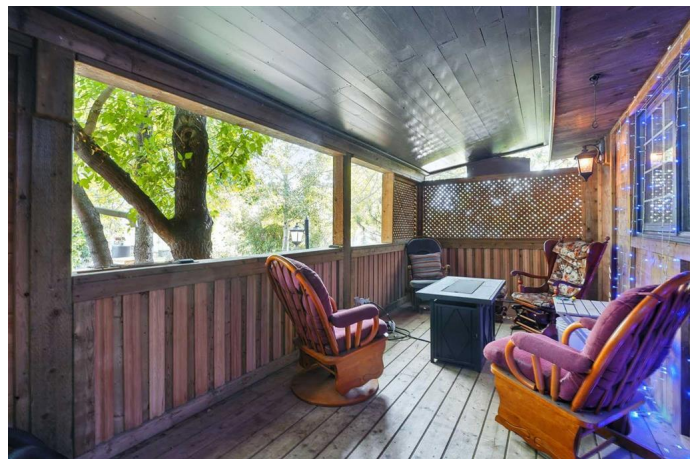
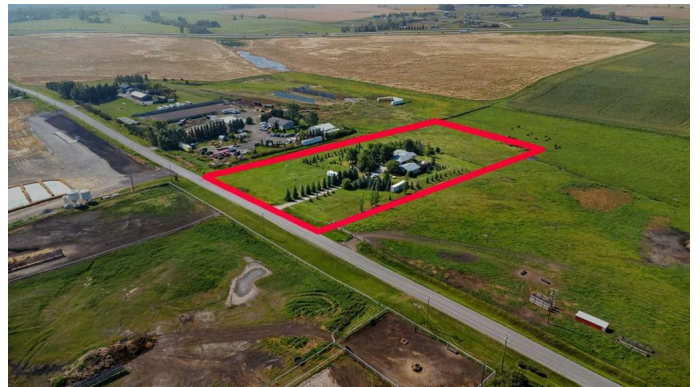
NONE, Rural Foothills County, Alberta

Nestled on just under 5 acres, this beautiful property offers the perfect blend of privacy and convenience. Surrounded by mature trees in a tranquil setting, you'll feel worlds away while being only 5 minutes to Okotoks and 15 minutes to Calgary.

The spacious **walk-out bungalow** boasts over **1,700 sq. ft. of living space** on the main level, highlighted by a cozy **wood-burning fireplace** that anchors the living room. Large windows bring in plenty of natural light and frame views of the serene landscape.

Comfort and efficiency are top of mind with **in-floor heating** in both the basement and garage, plus a **newer furnace and hot water tank** for peace of mind. The **oversized heated garage** provides ample room for vehicles, tools, and storage.

Whether you're looking to embrace country living, enjoy outdoor hobbies, or simply relax in a peaceful setting close to the city, this acreage has it all.



## Essential Information

MLS® # A2256287

Price \$975,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,784
Acres	4.87
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	338123 80 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0X0

### **Amenities**

Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Fruit Trees/Shrub(s), Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                      Wood

**Additional Information**

Date Listed                      September 12th, 2025  
Zoning                              CR

**Listing Details**

Listing Office                      CIR Realty

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