

\$1,225,000 - 387020 2 Street W, Rural Foothills County

MLS® #A2210574

\$1,225,000

5 Bedroom, 3.00 Bathroom, 1,543 sqft
Residential on 4.99 Acres

N/A, Rural Foothills County, Alberta

FABULOUS 5 ACRE property " nestled into the community of SUNDANCE TRAILS" located only 2 minutes west of OKOTOKS, showcases a CHIC Prairie Farmhouse WALKOUT BUNGALOW w/DOUBLE ATTACHED GARAGE, 32x16 BARN, Shelter & Corals, Automatic waters, Water Hydrant, Shed, Greenhouse, Garden Beds, all Crossed Fenced is just what you have been waiting for! This STUNNING property welcomes you with a secured front entrance gate into the Incredibly Functional 5 bedroom, 3 bathroom home with over 3000 sq ft of LIVING SPACE! Located literally walking distance to OKOTOKS, this is an incredible opportunity to get into the country & still have the convenience of all the amenities the town has to offer. As you walk up to the front door you are welcomed by a spacious covered front Veranda where you can enjoy tranquil living, featuring breathtaking sunsets, mountain views, serene landscapes and open skies. As you enter the home you will enjoy the beautiful contrast of Rustic living & Chic finishings making this home warm and inviting. Notice the hardwood floor that flows thru the majority of the main level, creating easy maintenance. The exceptional light fixtures lead you into the dining room & kitchen area that are perfect entertaining or everyday living. The chef in the family will love the Upgraded Stainless-Steel Appliances, abundance of cabinetry, large pantry & window overlooking the beautiful backyard! This area of the home is Intelligently



designed with natural light flooding in from the patio doors, which bring you onto an expansive back deck that covers the entire width of the home making barbecuing and outdoor entertaining very enjoyable! The main level also features a spacious Primary retreat, with 4pc Spa-like ensuite & a private garden door onto the back deck for early morning coffee! Two more generous sized bedrooms & 4pc bathroom complete this level. Walkout basement features an impressive entertainment area that accommodates a pool table, large sectional sofa & several other pieces of furniture for fun gatherings! Enormous TV with roughed in sound system adds to this area. 4th spacious bedroom, 5th bedroom or den, 3pc bath beside the workout room and laundry with an abundance of storage space complete this level of the home. EXTENSIVE UPGRADES have been added to this home over the past year. All NEW TRIPLE PANE GLAZED WINDOWS, New Attic Insulation, New Blinds, Solar Panels (that feed back into the grid), New Insulated Barn that accommodates three horses, New waters & more. Other Special Features include in-floor heating, water softener & Instant Hot Water. Outside the home a paved driveway leads to the attached 30x30 GARAGE w/ Gas Heater, 220 V Electrical Panel, dog run & door for your furry friends. Plenty of Parking space for RV'S or Horse Trailers. This acreage property is set up for EQUINE LOVERS with a shelter, barn, 2 Paddocks, a Trail System built into the area which includes 12 acres of grazing pastureland! An Amazing picturesque property to call your new home!

Built in 2004

Essential Information

MLS® #	A2210574
Price	\$1,225,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,543
Acres	4.99
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	387020 2 Street W
Subdivision	N/A
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S6C6

Amenities

Amenities	Other
Parking Spaces	6
Parking	Double Garage Attached, Heated Garage, Oversized
# of Garages	6

Interior

Interior Features	Beamed Ceilings, Chandelier, Double Vanity, High Ceilings, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings, Range
Heating	In Floor, Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Kennel
Lot Description	Landscaped, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2025
Days on Market	9
Zoning	CR
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.