

# \$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 | Double Vanity, Open Floorplan, Pantry, Vaulted Ceiling(s), Beamed Ceilings, Chandelier, High Ceilings        |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings, Garage Control(s), 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   | Dog Run Fenced In, Landscaped                  |
| Roof              | Asphalt Shingle                                |
| Construction      | Stone, Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                                |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 11             |
| Zoning         | CR             |
| HOA Fees       | 200            |
| HOA Fees Freq. | ANN            |

**Listing Details**

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

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