

\$1,250,000 - 434085 32 Street E, Rural Foothills County

MLS® #A2259457

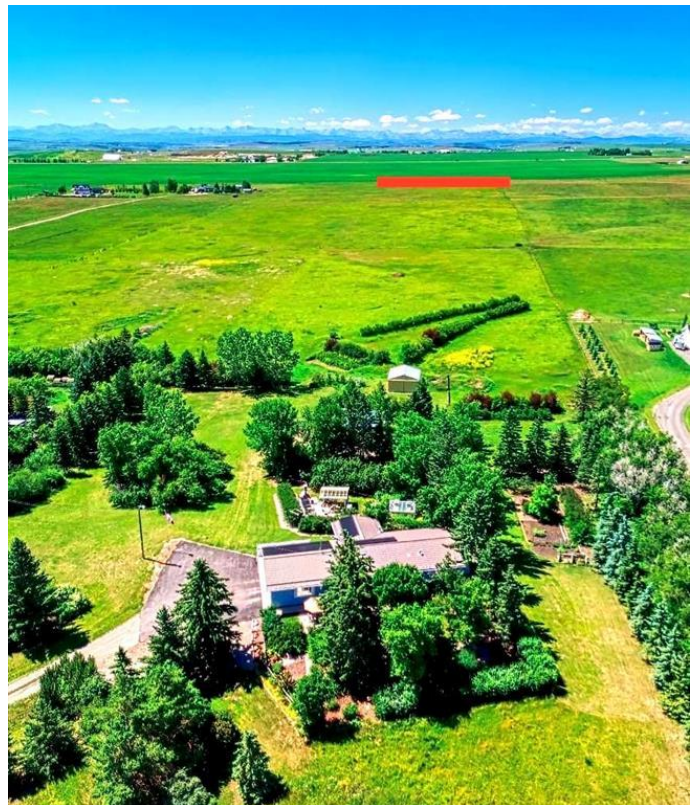
\$1,250,000

4 Bedroom, 3.00 Bathroom, 1,636 sqft

Residential on 20.07 Acres

NONE, Rural Foothills County, Alberta

20.07 acres. This private property has a beautiful home with a heated oversized double attached garage and sits on a hill with wonderful views. Also included is a huge 32 x 40 HEATED WORKSHOP (220 volt in shop), 22 x 24 BOATHOUSE, GREENHOUSE, RV Parking with electrical hookup, Covered Gazebo, Shed, Covered BBQ station. Solar panels also for electricity (economical and offset the cost for electricity). RMS above grade is 1635sqft, below grade is 1248sqft. As you walk in you will be greeted to the front foyer with tons of area. The main floor has a country kitchen with many cabinets, pantry and a side "coffee bar" with more cabinets and sink. The living/dining/entertainment room is fantastic for visiting, entertaining or to sit quietly, read a book, watch tv or look out the large windows that gives you all the natural light you desire. The bedrooms have large walk-in closets and the other room you could use as the third upper bedroom or the office with built-ins. The laundry room is also on the main floor. Downstairs is mostly open concept that has a family room with gas fireplace, pool table area, jacuzzi tub area, 4th bedroom, bathroom, utility room, storage room, and a pantry/cold room. In this home you can appreciate the many areas of custom shelving for your items to have their own space. In their own growing season, enjoy the raspberries, saskatoons, grapes, apples and the garden for what you want to grow and so much more. The rose bushes, wildflowers, shrubs and mature



trees are beautiful and make the property feel tranquil and calm. Kids, pets and even adults can enjoy the open space to run, play and relax. When you come and view, you will see and appreciate the care and love that this home and property has. Short drive to Okotoks, High River or Calgary for all the amenities.

Built in 1972

Essential Information

MLS® #	A2259457
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,636
Acres	20.07
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level, Acreage with Residence
Status	Active

Community Information

Address	434085 32 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 0A3

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Garage Door Opener, Oversized, Parking Pad, Additional Parking, Front Drive, Heated Garage, Insulated, Paved, See Remarks, RV Access/Parking, Secured

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan, Smoking Home, See Remarks, Closet(s), Bookcases

Appliances Dishwasher, Freezer, Gas Stove, Window Coverings, Water Softener

Heating Forced Air, Natural Gas, Fireplace

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full



Exterior

Exterior Features Barbecue, Garden, Private Entrance, Private Yard, Storage, Fire Pit, Outdoor Kitchen, Rain Barrel/Cistern(s), RV Hookup

Lot Description Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, No Neighbours Behind, Other, Private, See Remarks, Brush, Gazebo, Many Trees, Pasture

Roof Metal

Construction Stucco, Wood Frame

Foundation Poured Concrete, See Remarks

Additional Information

Date Listed October 4th, 2025

Days on Market 4

Zoning CR

Listing Details

Listing Office Royal LePage Solutions

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