

# \$1,550,000 - 8034 338 Avenue E, Rural Foothills County

MLS® #A2212554

**\$1,550,000**

4 Bedroom, 5.00 Bathroom, 2,554 sqft

Residential on 9.41 Acres

NONE, Rural Foothills County, Alberta

Nine acres of prime property in a location that is second to none. This property allows you to enjoy the privacy, tranquillity and spaciousness of an acreage with the luxury of having amenities less than 5 minutes away. Located within minutes of Okotoks and quick access to the 2A, this property gives you the best of all worlds. It is estate living, boasting a gated partially paved driveway and developed landscaping with mature trees. The fully developed walkout bungalow has over 4500sqft of living space. Upon walking up to this home you will find the expansive wraparound deck. In the main entry you are greeted by the vaulted ceilings of the formal living and dining room areas. The large windows and hardwood flooring add to the bright and open floor plan of this home. The newly renovated gourmet kitchen would be a true pleasure to cook and entertain in. The kitchen has quartz countertops, a centre island with stove, built in microwave and large corner pantry. This is all set in white cabinetry with a beautiful backsplash. This kitchen is a comfortable and inviting space with a dining area that opens up onto a covered multi level deck. There is a large sitting room with a fireplace off the kitchen; the perfect space for cozy evenings. Away from the main living area you have 3 large bedrooms and a 4-piece bath. These bedrooms are nicely tucked away offering privacy for family or guests. On the opposite wing of the house you will find the primary retreat off the formal living room. This



bedroom is set in the southwest corner of the home, it has a beautiful sitting area and private access to the deck. The 6-piece ensuite has a double vanity, corner soaker tub and walk in shower. There is also a good sized walk in closet. The main floor is completed with a half bath, mudroom area with laundry and utility sink. The lower level walkout is fully developed and offers even more living space; including a family room, games area, bedroom, 4-piece bathroom, hobby room, kitchenette and a storage room. There is a single attached garage that is accessed through the lower level. In addition this property has a double detached garage and storage shed. This picturesque property offers a natural haven of mature trees and lush, expansive grassland. A gentle mix of hardwoods and evergreensâ€”offering shade, privacy, and year-round visual interest. The natural beauty of the land speaks for itselfâ€”ready for your vision. This is a wonderful property with unlimited potential.

Built in 1958

**Essential Information**

MLS® #	A2212554
Price	\$1,550,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,554
Acres	9.41
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	8034 338 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A2

### **Amenities**

Parking Spaces	4
Parking	Additional Parking, Double Garage Detached, Single Garage Attached
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Double Vanity, French Door, Kitchen Island, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Garden, Private Yard, Storage
Lot Description	Garden, Landscaped, Lawn, Many Trees, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 19th, 2025
Days on Market	1
Zoning	CR

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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