

# \$1,975,000 - 402002 80 Street W, Rural Foothills County

MLS® #A2214118

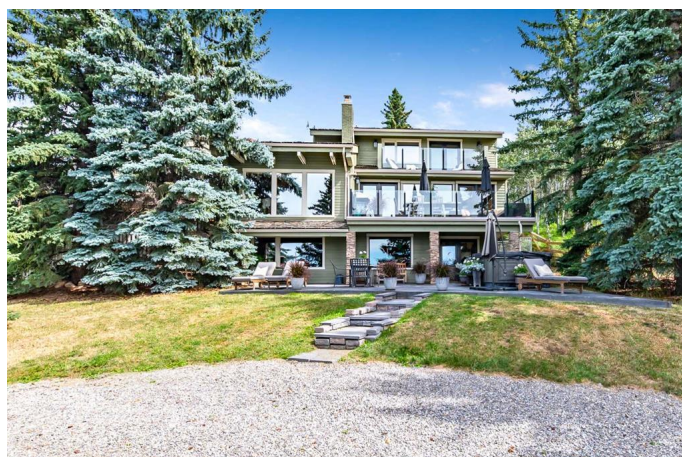
**\$1,975,000**

5 Bedroom, 4.00 Bathroom, 3,073 sqft

Residential on 20.81 Acres

NONE, Rural Foothills County, Alberta

Calling all horse lovers—imagine your dream lifestyle with the perfect balance of open pasture, mature trees, and a ready-to-ride outdoor arena! Let's pair that with a stunning, professionally renovated home, nestled in a hillside setting boasting incredible mountain and valley views. This secluded yet conveniently located 20-acre property offers a rare opportunity to enjoy luxury living in a serene, natural setting that is totally private and not in a subdivision. Located just 10 minutes west of Okotoks and 30 minutes from Kananaskis Country, it is a perfect blend of modern rustic elegance and tranquil living with unparalleled Rocky Mountain views. Offering 5 bedrooms and 3.5 bathrooms, this beautifully renovated home, completed in 2014, features exquisite custom woodwork throughout, including reclaimed hardwood floors and floating stairs. The home's open layout is highlighted by vaulted ceilings with exposed beams, and two double-sided stone fireplaces. The expansive gourmet kitchen is the heart of the home where you'll enjoy relaxing with family or entertaining guests. An outstanding feature is the 5 x 10 foot island with a custom made bridge plank top that anchors the space. Additional features include a gas range with double ovens, a speed convection microwave, dual apron sinks, and custom cabinetry. The luxurious Primary Retreat includes an ensuite with soaker tub, double sinks and steam shower, plus a spacious walk-in closet. Enjoy your morning coffee from the private balcony



and marvel at the incredible view! Bedrooms 2 and 3 feature bay windows with mountain views and fantastic loft spaces that give a tree house feel to each room. Bedroom 4 looks out to the rear forest and provides a tranquil retreat for your guests. The bathroom in this wing of the home includes double sinks and granite countertop. The walk-out basement features a 5th bedroom, wet bar, a two-sided wood burning stone fireplace, and a deluxe bathroom with steam shower and custom boulder sink. In-floor heat and cork flooring make this walk-out a comfortable area to enjoy family time. The heated oversized double garage allows for tandem parking of 2+ vehicles. The outdoor space is equally impressive with double west-facing decks with glass railing, a stamped concrete patio with a hot tub, and a private rear deck oasis. Equestrian enthusiasts will appreciate the 100x200 square foot professional outdoor riding arena as well as the 40x60 square foot quonset with water, electricity, tack room, hi-hog stall, and interior paddock. A Ritchie livestock waterer is located outside the Quonset along with an additional horse shelter. The entire property is fenced and cross-fenced to allow for separate grazing areas.

Built in 1979

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2214118    |
| Price          | \$1,975,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,073       |
| Acres          | 20.81       |
| Year Built     | 1979        |

|          |                                       |
|----------|---------------------------------------|
| Type     | Residential                           |
| Sub-Type | Detached                              |
| Style    | 4 Level Split, Acreage with Residence |
| Status   | Active                                |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 402002 80 Street W     |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S6C8                 |

### Amenities

|              |   |
|--------------|---|
| Parking      | Additional Parking, Double Garage Attached, Heated Garage, Insulated, Oversized, Tandem |
| # of Garages | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Beamed Ceilings, Built-in Features, Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Windows, Wood Counters, Natural Woodwork |
| Appliances        | See Remarks  |
| Heating           | Baseboard, In Floor, Fireplace(s)  |
| Cooling           | Other  |
| Fireplace         | Yes  |
| # of Fireplaces   | 4  |
| Fireplaces        | Gas, Wood Burning  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Private Yard  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Open Lot, Private, Secluded, Views, Pasture, Rolling Slope, Sloped Up |
| Roof              | Cedar Shake  |
| Construction      | Wood Frame, Wood Siding  |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 16th, 2025  
Days on Market                31  
Zoning                              CR

**Listing Details**

Listing Office                    RE/MAX Complete Realty

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