

\$975,000 - 354134 80 Street E, Rural Foothills County

MLS® #A2252069

\$975,000

3 Bedroom, 2.00 Bathroom, 1,826 sqft

Residential on 4.99 Acres

NONE, Rural Foothills County, Alberta

Welcome to your dream acreage, a slice of paradise perched on 4.99 acres with jaw-dropping views of the Sheep River Valley. Just minutes from Okotoks and a short drive to Calgary, this property is where peace, privacy, and practicality come together in perfect harmony.

As you roll up, you are greeted by secure electric gates, full fencing with cross fencing, and four horse corrals complete with shelters, water hydrants, and automatic waterers. It is an equestrian's dream come true. Over 500 trees and shrubs have been lovingly planted, creating a lush, private oasis that will only get better with time.

The home itself is a showstopper, designed to soak in those breathtaking river and valley views from almost every angle. Step out onto the massive 60 x 12 back deck and prepare to be wowed. It is the perfect spot for morning coffee, evening wine, or just soaking up the scenery. Inside, the main level is bright and welcoming, with a sunlit living room offering mountain views, a spacious kitchen with plenty of storage, and gorgeous refinished hardwood and tile floors. The spa-like bathroom is pure luxury, featuring an oversized tiled shower, a deep soaker tub, dimmable LED lighting, and hot water on demand (Go on, enjoy that long shower).

Downstairs, cozy in-floor heating keeps things toasty, with a second living room, a third bedroom, and another beautifully finished bathroom. And do not worry about winter, an



attached heated garage has you covered. But the fun does not stop there. Outside, the fully fenced backyard is an entertainerâ€™s paradise. Picture yourself cooling off in the 22 x 12 outdoor pool, relaxing under the hard-top gazebo, or gathering around the fire pit, all while enjoying those unbeatable valley views. Vibrant gardens, raised planters, and a greenhouse add even more charm. For the hobbyist or entrepreneur, the outbuildings are next level. A 40 x 30 shop with a concrete floor, dual overhead doors, and a decent sized heated workshop area is ready for your projects. The 26 x 24 detached heated garage houses the well water and cistern system, with plenty of room for all your toys. There is even an insulated shed with power, currently a playhouse, but it could easily become your new tack room. Multiple powered outbuildings, backyard sprinkler system, and the whole place has a well along with a 3,300-gallon cistern to ensure your make this property as functional as it is fabulous. With thoughtful upgrades, endless features, and room for both work and play, this is not just a home, it is a lifestyle. Do not miss your chance to own this one-of-a-kind property.

Built in 2018

Essential Information

MLS® #	A2252069
Price	\$975,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,826
Acres	4.99
Year Built	2018
Type	Residential

Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	354134 80 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4R1

Amenities

Utilities	Electricity Paid For, Natural Gas Paid
Parking	Double Garage Attached, Double Garage Detached, Gravel Driveway, RV Access/Parking, Attached Carport, Quad or More Detached
# of Garages	12
Waterfront	River Front

Interior

Interior Features	Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Perimeter Wall

Additional Information

Date Listed	August 29th, 2025
Days on Market	17
Zoning	CR

Listing Details

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