

# \$1,225,000 - 338163 38 Street W, Rural Foothills County

MLS® #A2205220

**\$1,225,000**

3 Bedroom, 3.00 Bathroom, 2,412 sqft  
Residential on 4.67 Acres

NONE, Rural Foothills County, Alberta

Location, Location, Location! Very rarely does an original owner home come up that is 5 minutes west of Okotoks with STUNNING Mountain views. This fabulous 2412 square foot bungalow is situated on 4.67 maturely landscaped acres in a quiet cul de sac on paved road. As you drive up to the home you will love the towering trees, great curb appeal and the gorgeous views. This home features a triple car garage with a heated shop - perfect for the hobby enthusiast. If you have horses this home already has 2 fenced paddocks and a horse shelter. Step inside this great property and you are welcomed by a spacious entrance. The large kitchen features lots of oak cabinets, a built in stainless steel oven, plenty of counterspace and a dining nook area that overlooks the front yard. Relax in the massive living room with a huge window overlooking the rear of your property and the stunning mountain views beyond, this room has a wood burning fireplace with gas starter - perfect for those winter evenings! Entertain in the large dining area - lots of room for large family meals! The master bedroom is huge and can easily accommodate a king sized bed, it has dual closets and a 5 piece ensuite with jetted soaker tub. There is a 3 piece family bathroom, a large laundry room and a 2nd bedroom. This home features an illegal suite which has its own entrance, a living room with wood burning fireplace, a kitchenette and a large bedroom with 4 piece ensuite and a walk in closet. The huge basement is unfinished



and has built in storage and a cold room. The home has a new reverse osmosis water system and new shingles on the roof. In the back yard is an exposed aggregate west facing patio - perfect for those summer BBQs and watching those fabulous sunsets over the mountains. Did I mention this home also has invisible pet fence for your dog? This home has been beautifully cared for and shows pride of ownership throughout. \*OPEN HOUSE SATURDAY & SUNDAY 12-2pm\*

Built in 1992

### Essential Information

MLS® #	A2205220
Price	\$1,225,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,412
Acres	4.67
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	338163 38 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S7A1

### Amenities

Parking Spaces	6
Parking	Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Workshop in Garage, Gravel Driveway, Triple Garage Attached

# of Garages 3

### Interior

Interior Features Central Vacuum, No Smoking Home, Jetted Tub  
Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer  
Heating Fireplace(s), Forced Air, Natural Gas, Wood Stove  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Living Room, Stone, Wood Burning, Wood Burning Stove  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Private Yard, Rain Gutters, Storage  
Lot Description Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 27th, 2025  
Days on Market 13  
Zoning CR

### Listing Details

Listing Office RE/MAX First

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