



32019 314 Avenue E, Rural Foothills County, Alberta - \$1,449,000



Main Photo

Property Description

Custom bungalow with legal suite on 6 private acres, minutes from Okotoks. This well-maintained home offers up to 4,132 sq ft of possible living space, including 1,680 sqft above grade, 1,565 sqft in the basement (roughed-in and ready for personal touch), and an 886 sqft LEGAL suite above the detached 3-car garage. The main level of the house includes 3 bedrooms and 2 full bathrooms, a spacious kitchen with island seating, dining nook, and a family room with a wood-burning fireplace and hatch access for firewood from the garage. The primary bedroom features a large ensuite. The legal suite offers 2 bedrooms, 1 bathroom, a private entrance, and has a strong rental history. Updates include high R-value insulation (approx. R70) and a newer roof. Outdoor features include covered front and back decks, mature



landscaping, and a level, fully fenced lot. With no architectural controls and two potential access points, this property is ideal for someone who is looking for more space for a home-based business, future shop, rental income or multigenerational living.

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