\$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

A stunning professional renovation and addition by Country Rose Homes was completed in 2014. Nestled in the Foothills of Alberta, 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'II 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 withsteam

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 Acreage with Residence, 4 Level Split

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, Built-in Features, Central Vacuum, 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, Beamed Ceilings, Chandelier, Wood Counters,

Double Vanity, Wood Windows, 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, BBQ gas line, Private Yard, Barbecue

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard,

Landscaped, Lawn, No Neighbours Behind, Private, Views, Many Trees,

Open Lot, Pasture, Rolling Slope, Secluded, Sloped Up

Roof Cedar Shake

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed May 16th, 2025

Days on Market

Zoning CR

Listing Details

Listing Office RE/MAX Complete Realty

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