

\$2,545,000 - 354032 80 Street E, Rural Foothills County

MLS® #A2191909

\$2,545,000

14 Bedroom, 15.00 Bathroom, 7,125 sqft

Residential on 78.16 Acres

NONE, Rural Foothills County, Alberta

Nestled on 78 sprawling acres along the tranquil Sheep River, 354032 80 Street East Rural Foothills unveils itself as a prime estate, beckoning with its extensive river frontage and panoramic views. The property boasts a stately custom home, 12 bedrooms and 13 bathrooms plus a illegal 2 bedroom 1 bathroom suite, is a testament to craftsmanship and luxury, awaiting personalization to reflect your vision. This idyllic setting, once a cherished venue for weddings and events, now presents a canvas for myriad possibilities. The land's generous proportions and strategic location make it a canvas for development ventures ranging from a luxury residential community, to a rejuvenating resort-style sanctuary or an innovative sustainable living initiative. Amidst this picturesque landscape, privacy harmonizes effortlessly with accessibility, offering a retreat from the hustle of urban life while remaining conveniently reachable. Whether envisioning expansive gardens, small-scale farming, or engaging in equestrian pursuits and recreational activities, the vast expanse of this property invites exploration and fulfillment of diverse passions. The existing shop is ready for all your "œpet" projects, or easily converted into a barn for your animals. Alternatively keep the shop and use the properties massive size to build a barn, paddocks, arena, and still have room for a hay field. A rare gem in Okotoks area, this Sheep River Property stands as not just an



investment opportunity but a testament to the seamless blend of natural beauty and developmental potential, promising a future limited only by imagination.

Built in 1972

Essential Information

MLS® #	A2191909
Price	\$2,545,000
Bedrooms	14
Bathrooms	15.00
Full Baths	14
Half Baths	1
Square Footage	7,125
Acres	78.16
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	4 Storey, Acreage with Residence
Status	Active

Community Information

Address	354032 80 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S1A9

Amenities

Parking Spaces	12
Parking	Additional Parking, Double Garage Detached, Driveway, Oversized, Parking Lot, See Remarks, Triple Garage Attached
# of Garages	5
Is Waterfront	Yes
Waterfront	See Remarks, River Access

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Double Sided, Gas, Master Bedroom, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Garden, Storage
Lot Description	Creek/River/Stream/Pond, Farm, Garden, Landscaped, Lawn, Many Trees, Native Plants, No Neighbours Behind, Pasture, Private, Secluded, See Remarks, Treed, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 3rd, 2025
Days on Market	139
Zoning	DC3

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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