

# \$1,475,000 - 32019 314 Avenue E, Rural Foothills County

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MLS® #A2232626

**\$1,475,000**

5 Bedroom, 3.00 Bathroom, 1,681 sqft  
Residential on 5.78 Acres

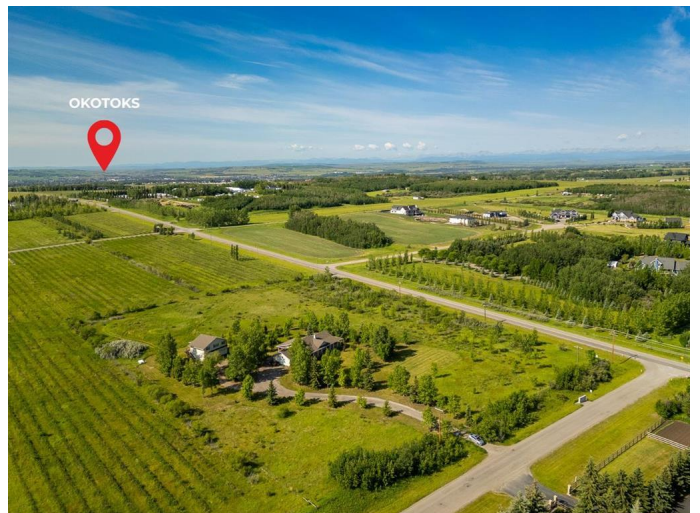
NONE, Rural Foothills County, Alberta

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.

Built in 1998

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2232626    |
| Price  | \$1,475,000 |



|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,681                            |
| Acres          | 5.78                             |
| Year Built     | 1998                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 32019 314 Avenue E     |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 3S4                |

### Amenities

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Parking      | Double Garage Attached, Driveway, Oversized, Triple Garage Detached |
| # of Garages | 5                                                                   |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Refrigerator                                                   |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | None                                                                                       |
| Fireplace         | Yes                                                                                        |
| # of Fireplaces   | 1                                                                                          |
| Fireplaces        | Wood Burning                                                                               |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Partially Finished                                                                   |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Private Entrance, Private Yard      |
| Lot Description   | Corner Lot, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                     |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 48              |
| Zoning         | CR              |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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