# \$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 "pet― 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 Acreage with Residence, 4 Storey

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 River Access, See Remarks

#### Interior

Interior Features Granite Counters, Bar, Built-in Features, Ceiling Fan(s), Chandelier,

Double Vanity, High Ceilings, Kitchen Island, Soaking Tub, Storage, Wet

Bar, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Bar Fridge, Built-In Gas Range,

Built-In Oven, Range Hood, 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 Farm, Creek/River/Stream/Pond, Garden, Lawn, Landscaped, Many

Trees, No Neighbours Behind, Native Plants, Pasture, Private, See

Remarks, Secluded, Treed, Waterfront

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 3rd, 2025

Days on Market 274
Zoning DC3

### **Listing Details**

Listing Office RE/MAX First

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