



118019 380 Avenue E
Rural Foothills County, Alberta

MLS # A2304575



\$1,075,000

Division:	Gladys Ridge		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,254 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-20-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Pantry, Storage		

Inclusions: N/A

Set against a backdrop of sweeping prairie and uninterrupted mountain views, this beautifully refreshed country property offers the kind of space, privacy, and lifestyle that's hard to find—just minutes from Okotoks with convenient access to Calgary. Nestled on 4 acres, the setting is ideal for families craving room to roam, with fenced outdoor space, mature trees, and endless potential for animals, gardens, or simply enjoying the quiet. Inside, the home has been extensively updated to blend modern comfort with everyday functionality. The heart of the home is the completely renovated kitchen, thoughtfully redesigned in 2025 with new appliances, abundant cabinetry, and generous prep space—perfect for everything from busy mornings to hosting family and friends. The adjoining dining and living areas feel bright and connected, anchored by large windows that frame those incredible mountain views and a cozy wood-burning fireplace that adds warmth and character. Upstairs, you'll find three well-proportioned bedrooms, all enhanced by new vinyl windows that bring in plenty of natural light, along with a refreshed full bathroom. The lower level offers a spacious family room with oversized windows and a stylishly updated 3-piece bath, creating a comfortable retreat for movie nights or relaxed evenings. The basement level adds even more flexibility, whether that's a home gym, games room, or creative studio. Throughout the home, thoughtful upgrades continue with durable luxury vinyl plank flooring across three levels, new interior doors, trim, and closet organizers that maximize storage. Major mechanical improvements—including a newer furnace, hot water tank, water softener, and central air conditioning—ensure year-round comfort, while the roof, siding, soffits, and fascia on both the house and garage have all been

updated for peace of mind. Water is efficiently managed with a well-supported trickle system feeding a large cistern, designed to comfortably handle the demands of a full household. The septic system has also been diligently maintained, including a recent pump replacement. Completing the property is an oversized, heated double detached garage with updated doors and opener—ideal for vehicles, hobbies, or workspace. If you’ve been searching for a move-in ready acreage with meaningful upgrades, functional space, and truly exceptional views, this one delivers a rare combination of comfort and country living without compromise.