



**306064 36 Street E**  
**Rural Foothills County, Alberta**

**MLS # A2308090**



**\$1,399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,504 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	9.93 Acres		
<b>Lot Feat:</b>	Garden, See Remarks		

**Heating:** Baseboard, Central, Forced Air, Natural Gas

**Water:** Well

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** 10-21-29-W4

**Exterior:** Stucco, Wood Frame

**Zoning:** CR

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)

**Inclusions:** Chicken coop, chicken tractor, raised garden beds, greenhouse, John Deere mower

Welcome to "Ten Acre Ranch" — where acreage living feels effortless. Set on 9.98 usable acres just minutes from Okotoks, this is the kind of property buyers wait years for: private, functional, beautifully maintained, and built for real life. Tucked into a mature, sheltered yard with few visible neighbors, the setting feels quiet and established from the moment you pull in. Yet you're still only 10 minutes to Okotoks Costco, 15 minutes to South Health Campus, and close to several top-rated schools with bus service right to the driveway. The renovated farmhouse offers over 2,850 sq ft of warm, comfortable living space with 5 bedrooms plus a flexible basement office that brings the total to 6 if needed. The heart of the home is the kitchen and dining area overlooking the outdoor arena — where coffee in the morning comes with horses out the window and kids riding close to home. Evenings are made for the expansive deck, hot tub, and campfires under big Alberta skies. The infrastructure is what truly separates this property. A heated quonset/garage includes a workshop, dog run, and direct backyard access for equipment, trailers, toys, or trucks. The adjacent shop features a finished office with plumbing already in place, making it ideal for a home business or guest quarters. Horse owners will appreciate the thoughtful setup: 4-stall barn with tie area, six paddocks, premium pipe fencing, chicken coop & tractor and a private sand riding arena. Functional, clean, and turnkey. With recent upgrades including a new furnace, hot water tank, and appliances, Ten Acre Ranch delivers the rare combination of country freedom and everyday convenience — acreage living done right.