



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

394146 96 Street E
Rural Foothills County, Alberta

MLS # A2342699



\$985,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,131 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	3.56 Acres		
Lot Feat:	Back Yard, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	18-20-28-W4
Exterior:	Vinyl Siding	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to 394146 96 Street E — a private 3.56-acre property offering the space and tranquility of country living while keeping you within easy reach of Okotoks and major highway access. Tucked along a quiet road and surrounded by mature trees, expansive lawns and open countryside, this well-kept property offers a peaceful setting with a natural pond/wetland area and plenty of room to enjoy the outdoors. Inside, this 4-level split offers over 2,100 sq. ft. of developed living space with 3 bedrooms and 2.5 bathrooms across a functional and versatile layout. The bright, updated kitchen features white shaker-style cabinetry, quartz countertops, stainless steel appliances and updated flooring, with an adjoining dining area and direct access to the deck. The spacious living room is filled with natural light from oversized windows and features hardwood flooring and a cozy fireplace. Upstairs are three bedrooms, including the primary with a walk-in closet and 2-piece ensuite. The developed lower levels add two generous living areas, another full bathroom, laundry and plenty of flexibility for a family room, games area, home office or gym. Carefully maintained and thoughtfully updated throughout, the home has a clean, move-in-ready feel, with recent improvements including a refreshed interior, new hot water tank and newer drilled well. Outside, mature landscaping and established trees create a wonderful sense of privacy, with multiple deck and patio areas for relaxing and enjoying the surrounding setting. A large detached heated shop adds valuable space for parking, storage, hobbies and projects, making it a great addition to the property. With 3.56 acres, a beautiful country setting and convenient access to Okotoks and Highway 2, this property offers the space and privacy of acreage living without feeling disconnected from town.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Real Broker. Information is believed to be reliable but not guaranteed.