



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12040 338 Avenue E
Rural Foothills County, Alberta

MLS # A2349355



\$1,399,990

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,235 sq.ft.	Age:	1950 (76 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Gated, Gravel Driveway, Insulated, Oversized, RV		
Lot Size:	5.52 Acres		
Lot Feat:	Dog Run Fenced In, Farm, Front Yard, Fruit Trees/Shrub(s), Garden, Landsc		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	5-21-29-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

A Private Country Oasis on 5.52 Acres | Steps to Town | 2,231 Sq. Ft. Above Grade | Over 3,000 Sq. Ft. of Total Developed Living Space
Discover this exceptional acreage property offering privacy, natural beauty, and timeless country charm — all just minutes from town amenities. Nestled on 5.52 fully treed acres behind a private gated entrance, this uniquely designed residence provides a serene lifestyle while maintaining convenient access to daily necessities and major roadways. The home features thoughtfully selected farmhouse-inspired finishes, including reclaimed elements sourced from historic sites. The well-appointed kitchen includes stainless steel appliances, ample counter space, and extensive cabinetry, providing both functionality and style. The adjoining dining room offers a warm and inviting space for family gatherings and special occasions. A dramatic, light-filled family room showcases vaulted ceilings and expansive windows framing the peaceful natural surroundings. The sunken living room adds an additional cozy retreat, complete with a wood-burning fireplace and bay window — ideal for relaxing on cooler evenings. The upper level hosts a charming primary bedroom with double barn-door closet access, a gas fireplace, and a private balcony overlooking the treed landscape — the perfect spot for morning coffee or quiet reflection. A second bedroom, flex room, and spacious 5-piece bathroom complete this level. The finished lower level offers a large multi-purpose space, an additional bedroom with 2-piece bathroom (macerating toilet), and direct walk-up access to the outdoors. The fully developed lower level offers exceptional additional living space, featuring a bedroom, a 2-piece bathroom (macerating toilet), a large recreation room, storage area, and direct walk-up access to the outdoors, making it ideal for guests,

teens, or multi-use living. **Outdoor Features** The property offers endless opportunities to explore and enjoy nature with mature trees, walking paths, and multiple outdoor activity and relaxation areas. Additional amenities include: • Cottage-style playhouse • Swings and outhouse • Chicken coop and horse shelters • Wood sheds and detached garage • Two firepit areas and water features • Expansive deck space • Pasture and stock waterers — ideal for horse owners **Recent Upgrades** • Gas stove • Window blinds • Water filtration system • New hot water tank • New furnace **Location & Investment Appeal** Conveniently located near Honda Okotoks, this property offers excellent access to shopping, services, and commuter routes. A fantastic opportunity for buyers seeking space, lifestyle, and long-term land value in the Okotoks and surrounding area. This one-of-a-kind property combines character, comfort, and possibility — a rare offering that truly must be experienced.