

# \$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 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          | 4 Storey, Acreage with Residence |
| 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     | See Remarks, River Access   |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, 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   | Creek/River/Stream/Pond, Farm, Garden, Landscaped, Lawn, Many Trees, Native Plants, No Neighbours Behind, Pasture, Private, Secluded, See Remarks, Treed, Waterfront |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame, Wood Siding  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 135                |
| Zoning         | DC3                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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