

# **\$1,398,000 - 402021 14 Street E, Rural Foothills County**

MLS® #A2206913

**\$1,398,000**

4 Bedroom, 4.00 Bathroom, 2,336 sqft

Residential on 3.52 Acres

NONE, Rural Foothills County, Alberta

JUST LISTED and ONLY 2 MINUTES SOUTH OF OKOTOKS! OH WOW This fully finished WALKOUT BUNGALOW is ideally situated on 3.52 ACRES with AMAZING UNOBSTRUCTED MOUNTAIN VIEWS and is on a QUIET CUL-DE-SAC location! The OVERSIZED HEATED TRIPLE ATTACHED GARAGE is one of a kind, large enough for all your vehicles, and even has a DOG WASH! INSULATED WITH THERMOFOIL this home is very energy efficient. High ceilings throughout including 23'™ vaulted dining room ceilings, 17'™ vaulted living room ceilings, 9'™ ceilings in the lower level. LARGE WINDOWS and BEAUTIFUL FINISHINGS! Gorgeous CHEF KITCHEN with ESPRESSO CABINETRY, MAPLE DOVETAIL SOFT-CLOSE DRAWERS, GRANITE COUNTERTOPS, VIKING 6 BURNER GAS STOVETOP, commercial grade 42"• BUILT-IN NORTHLAND REFRIGERATOR, BOSCH DOUBLE OVENS, huge pantry, OAK HARDWOOD & HEATED MARBLE FLOORING, double sided dining room and front entrance gas fireplace, & huge mudroom. The king-sized primary bedroom has amazing mountain views, private access to the full sized maintenance free deck, 2nd gas fireplace, 6 PCE ensuite bathroom including tiled steam shower, 2 sinks, and huge walk-in closet. The main level office is tucked away on the side of the home and is very private. If desired easily convert the office to a 2nd main level bedroom as there is plenty of space to add a closet. The



LOWER WALKOUT LEVEL has large windows, 2 great sized recreational areas, WET BAR, 3 bedrooms, 2 ensuite bathrooms including a Jack & Jill bathroom, another den/office area, and is roughed in for a cozy wood burning fireplace. So many extras in this home - TRIPLE GLAZED WINDOWS insulated with low pressure expansion foam, roughed-in radiant in-floor basement slab heating, central air conditioning, wider handicapped access hallways, 8â€™™ doors, fenced yard, storm/tornado room in lower level, pot lights, under cabinet lightening, knockdown ceiling, 2 high efficient furnaces, beautifully landscaped, 7 minutes to Costco, and more! \$1,398,000. Book your showing today as this property shows 10/10, is priced to sell and will not last long!

Built in 2011

### Essential Information

MLS® #	A2206913
Price	\$1,398,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,336
Acres	3.52
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	402021 14 Street E
Subdivision	NONE
City	Rural Foothills County

County	Foothills County
Province	Alberta
Postal Code	T1S 0C4

### **Amenities**

Parking Spaces	12
Parking	Garage Door Opener, Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar, Wired for Data
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Built-In Refrigerator
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Gas, Double Sided
Has Basement	Yes
Basement	Exterior Entry, Finished, Walk-Out, See Remarks

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Private Entrance, Private Yard, Permeable Paving
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Private, Secluded, Views, Greenbelt, Rolling Slope
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	15
Zoning	CR

### **Listing Details**

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