

\$1,300,000 - 434256 24 Street W, Rural Foothills County

MLS® #A2264864

\$1,300,000

4 Bedroom, 4.00 Bathroom, 3,001 sqft

Residential on 5.36 Acres

NONE, Rural Foothills County, Alberta

This is how Country living should be. Location, mountain view, privacy. Come see this great family home on 5.36 acres, located on a quiet, paved, road featuring gorgeous, rolling foothills and mountain views, only minutes South of Okotoks. A gentle sloping curved driveway leads you to this well kept, fully landscaped, park like setting, and a 3001 sq. ft, bungalow, where all you have to do is open the door and live. Updated landscaping, decks, and circle drive, gives this home great curb appeal, and impresses all that come to visit. As you enter through the main door, the vaulted ceilings of the dining /family room and spacious Living room, create a wide-open country feel that tells you this is what you have been searching for. Large open floor plan featuring a 2-sided gas fireplace and walls of windows make the outside a big part of your inside living. Set up for entertaining, or the family that enjoys outdoor living, the massive front and back decks, let you take in those panoramic mountain views, or gather around the conveniently located firepit to enjoy on the crisp fall evenings. Friends and family will want to come visit and with 4 ~plus~™ sized bedrooms they can stay as long as you like. And now for the Bonus. Do you love dogs and would like to make it a business? A permitted lucrative kennel business is also included in this property. 20 indoor kennels with turnouts, large play areas providing a safe, comfortable, and nurturing environment for people's pets. This is a property sale,



not a business sale but all the tools that you need for this turnkey business can be turned over to the buyer, to make there own successful kennel, or this property would also make just a perfect country getaway for the family trying just to move to the country. After an active day in the kennel why not curl up beside the stone faced, gas fireplace or escape to the serenity found, in the huge master bedroom, featuring the 3 pc ensuite and large walk-in closet. The over sized double attached garage, and outside shed, allows storage abounds both inside and out. This is the perfect location, only 10 minutes to Okotoks or 30 min to the ring road at Shawnessy. The privacy and paved location of this Country oasis is second to none. Come see how country living should be. Purchase Price does not include GST. In the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day.

Built in 1977

Essential Information

MLS® #	A2264864
Price	\$1,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,001
Acres	5.36
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	434256 24 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A1

Amenities

Utilities	Electricity Paid For, Natural Gas Connected
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Vaulted Ceiling(s), Granite Counters, Skylight(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Dog Run, Kennel
Lot Description	Back Yard, Front Yard, Landscaped, Views, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	33
Zoning	CR

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.