

# \$1,200,000 - 322140 1048 Drive E, Rural Foothills County

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MLS® #A2236072

**\$1,200,000**

3 Bedroom, 2.00 Bathroom, 1,163 sqft  
Residential on 18.37 Acres

NONE, Rural Foothills County, Alberta

Are you looking for more space close to town? This 18.37-acre parcel is ideally located just minutes east of Okotoks and approximately 10 minutes to Calgary, offering the perfect balance of rural tranquility and urban convenience.

A picturesque tree-lined driveway welcomes you to the property, leading to the original homestead—a livable home with solid bones that could benefit from some updating. The property also includes numerous older outbuildings (currently not in use), providing potential for future development or storage. The secondary residence is a newer 1,123 sq. ft. walk-out bungalow, fully finished on both levels, and offers comfortable living in a peaceful setting. The yard is private and well-treed, complete with a small garden area for those with a green thumb.

The land is fenced and cross-fenced, currently supporting cattle grazing in the pasture. Whether you're looking for a hobby farm, space for horses, or a peaceful country lifestyle, this acreage is a fantastic opportunity with endless potential—especially given its proximity to Okotoks and all nearby amenities.



## Essential Information

MLS® #	A2236072
Price	\$1,200,000

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,163
Acres	18.37
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	322140 1048 Drive E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S4T1

### **Amenities**

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

### **Interior**

Interior Features	Laminate Counters, Storage
Appliances	Built-In Oven, Refrigerator, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Great Room
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Garden, Storage
Lot Description	Front Yard, Lawn, Many Trees, Private, Farm
Roof	Asphalt Shingle

Construction	Wood Frame, Aluminum Siding
Foundation	Block

**Additional Information**

Date Listed	July 1st, 2025
Days on Market	2
Zoning	CR

**Listing Details**

Listing Office	RE/MAX Complete Realty
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