

# \$1,499,900 - 100, 306043 92 Street E, Rural Foothills County

MLS® #A2213158

**\$1,499,900**

4 Bedroom, 4.00 Bathroom, 1,990 sqft  
Residential on 11.19 Acres

N/A, Rural Foothills County, Alberta

Unreal Location. Unmatched Views. Unlimited Potential. Just 10 minutes from Okotoks and 15 minutes from Calgary, this 11.2-acre property is the perfect balance of peaceful country living with unbeatable proximity to city life. Owned by its original owners and meticulously cared for, this 1,990 sqft walk-out bungalow offers 4 bedrooms, 3.5 bathrooms, and space to breathe—both inside and out. The oversized attached garage and wraparound Duradek deck with jaw-dropping south-facing views set the tone before you even walk through the door. Inside, you’ll immediately notice the abundance of natural light, highlighting the spacious kitchen with ample cabinetry and a gas stove. The dining area is perfectly positioned to take in those stunning views. On the main floor, there are two large bedrooms—each with its own ensuite. The primary bedroom also offers direct access to the deck, a 6-piece ensuite with a soaking tub, large tile shower with 2 shower heads, a double vanity, and a generous walk-in closet. Main floor laundry makes everyday living ultra-convenient. The fully finished walk-out basement adds even more living space with a massive family room, rec room, two additional large bedrooms, and walk-out access to the open green space beyond. Upgrades include a rubber roof and Hardie-board siding—the kind of durability and peace of mind insurance companies love.



The property itself is thoughtfully landscaped with retaining walls that add beauty and functionality to the outdoor space. Step outside and explore the land: usable pasture, rolling hills for sledding or sunset watching, and a tranquil pond with circulating water. And then there's the shop! a 60x40 dream setup with a tall RV door, 100-amp service, 50-amp and 30-amp plug-ins, and water access right outside. The shop includes an insulated mezzanine, full Wi-Fi connectivity, and ample RV parking. A convenient lean-to off the shop could easily be converted into a horse shelter, making this a great spot for hobby farming, home-based business, or anyone who just needs serious space. This is more than a home—it's a lifestyle. Bring your vision, your hobbies, and your love for wide open skies.

Built in 2004

### Essential Information

MLS® #	A2213158
Price	\$1,499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,990
Acres	11.19
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	100, 306043 92 Street E
Subdivision	N/A

City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S3Y5

### **Amenities**

Parking	Double Garage Attached
# of Garages	4

### **Interior**

Interior Features	Built-in Features, Separate Entrance, Vinyl Windows, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance, Storage
Lot Description	Creek/River/Stream/Pond, Front Yard, Landscaped, Views, Brush, Dog Run Fenced In
Roof	Rubber
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete, Combination, Wood, Pillar/Post/Pier

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	4
Zoning	CR

### **Listing Details**

Listing Office	CIR Realty
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