

# \$1,349,900 - 326055 20 Street E, Rural Foothills County

MLS® #A2257462

**\$1,349,900**

3 Bedroom, 3.00 Bathroom, 2,209 sqft  
Residential on 3.86 Acres

NONE, Rural Foothills County, Alberta

Nestled just north of Okotoks on just under four picturesque, park-like acres, this hillside bungalow offers an exceptional blend of privacy, tranquility, and convenience—only minutes from amenities, schools, and services.

A gently curved driveway leads to the inviting wraparound front porch and ample guest parking. Inside, the spacious foyer opens to hardwood floors, soaring vaulted ceilings, and a beautifully designed living and dining area highlighted by a custom entertainment centre and a gas fireplace with mantle. The kitchen features a cozy breakfast nook, oversized pantry, and direct access to the wraparound deck—perfect for outdoor dining and barbecuing. An enclosed sunroom provides additional year-round enjoyment or the option of a greenhouse. The main level is complete with two generously sized bedrooms, including a comfortable primary retreat.

The fully developed walkout lower level is designed for family living and entertaining. A curved staircase leads to the expansive billiard and family rooms, complemented by a guest bedroom with ensuite access to a five-piece bath, a hot tub room awaiting your finishing touches, plus an office, bar area, and mechanical room with convenient service access to the garage.

Car enthusiasts and hobbyists will appreciate the heated, insulated four-car attached



garage, offering abundant space and functionality. Outdoors, mature perimeter trees provide rare privacy, while the gently sloping landscape leads to private retreats, garden areas, and a water dugout that doubles as a charming skating rink in winter.

This is a truly special property where peace, space, and nature come togetherâ€”available for immediate possession.

Built in 1995

### **Essential Information**

MLS® #	A2257462
Price	\$1,349,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,209
Acres	3.86
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	326055 20 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 5H3

### **Amenities**

Parking	Quad or More Attached
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### **Interior**

Interior Features	Pantry, See Remarks, Vaulted Ceiling(s)
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Appliances	None
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 19th, 2025
Days on Market	33
Zoning	CR

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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