

# \$1,700,000 - 402036 9 Street W, Rural Foothills County

MLS® #A2204982

**\$1,700,000**

4 Bedroom, 4.00 Bathroom, 1,962 sqft  
Residential on 6.52 Acres

NONE, Rural Foothills County, Alberta

Stunning 6.52-Acre Estate with Walkout Bungalow & Impressive Amenities only minutes to Okotoks. Discover the perfect blend of comfort, space, and outdoor adventure at 402036 9 Street West. This 1,962 sq. ft. bungalow features a fully developed walkout basement and sits on a picturesque 6.52-acre lot. Open floorplan with 3 bedrooms up and 1 more downstairs. The walkout basement is developed with a massive recreation room, cold room and laundry. Designed for both relaxation and recreation, the property includes a triple attached garage and a 40' x 60' steel structure shop with running water—perfect for hobbies, storage, or a workshop. Enjoy year-round outdoor living with an above ground pool, hot tub, and a wrap around deck, ideal for gathering with family and friends. For the nature enthusiast, a zip line adds excitement, while the greenhouse allows for homegrown produce. Inside, the spacious layout offers an inviting atmosphere, seamlessly blending modern convenience with rural tranquility. With its walkout design, the lower level provides additional living space and direct access to the sprawling backyard. Located in a serene setting yet just minutes from essential amenities, this unique property is a rare find. Experience the best of country living with all the modern comforts you desire!

Built in 2002

## Essential Information



MLS® #	A2204982
Price	\$1,700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,962
Acres	6.52
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	402036 9 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 6C7

### **Amenities**

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, See Remarks, Vinyl Windows, Natural Woodwork
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Wood Burning Stove
Has Basement	Yes

Basement Full, Walk-Out

## Exterior

Exterior Features BBQ gas line, Fire Pit, Playground

Lot Description See Remarks, Rolling Slope

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 25th, 2025

Days on Market 23

Zoning CR

## Listing Details

Listing Office Greater Property Group

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 MLSÂ®, Multiple Listing ServiceÂ® 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.