

# \$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 10

Zoning CR

## Listing Details

Listing Office Greater Property Group

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