

# \$2,499,900 - 64166 434 Avenue W, Rural Foothills County

MLS® #A2264476

**\$2,499,900**

3 Bedroom, 3.00 Bathroom, 1,264 sqft  
Residential on 152.53 Acres

NONE, Rural Foothills County, Alberta

152 Acres of Peaceful Prairie Living, just 9 km from Okotoks! Looking for space, views, and room to breathe? This 152-acre grassland parcel has it all! Rolling hills, mature trees, and a cozy walk-out bungalow that feels like home the moment you walk in. Set just southwest of Okotoks on 434 Ave (west of 64 St), this property blends country quiet with easy access to town. This walkout bungalow offers over 2,000 sq/ft of developed living space, featuring an open-concept layout, a mix of hardwood and vinyl plank floors, and a comfortable main-floor primary suite with a 4-piece ensuite. The kitchen is open and bright with an island and quality appliances, perfect for casual dinners or morning coffee with a view. Many of the windows and doors have been replaced, along with new decking, fresh exterior paint, fresh interior paint and new water softener system installed. Step outside to enjoy the wrap-around deck that catches the morning sun on the east side and offers a covered, south-facing spot to relax or entertain. The lower level of this home has been completely renovated, and it speaks for itself and sports a large family room, full bath (completely redesigned to be more spacious), laundry room, and a bedroom. The land itself gently slopes to the South, offering beautiful mountain views, excellent drainage, a spring-fed seasonal creek, and a lovely mix of open space and mature trees. There's a single detached



garage with a new roof, windows, and freshly painted siding, a 48'x29' Barn complete with all new Tin siding and roofing, wood rail fencing, installation of 2 new auto stock waters, turn out pens, and a turn-around driveway. Whether you're dreaming of a hobby ranch, a private retreat, or just a peaceful place to put down roots – this one's worth a look. You'll love the quiet, the views, and the easygoing country lifestyle that comes with it.

Built in 1980

### Essential Information

MLS® #	A2264476
Price	\$2,499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,264
Acres	152.53
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	64166 434 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A6

### Amenities

Parking Spaces	4
Parking	Additional Parking, Parking Pad, Single Garage Detached, Driveway, See Remarks

# of Garages 1

### Interior

Interior Features Kitchen Island, Pantry, Recessed Lighting, See Remarks, Storage  
Appliances Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan,  
Washer, Water Softener, Window Coverings  
Heating Fireplace(s), Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Fire Pit, Private Entrance, Storage  
Lot Description Back Yard, Few Trees, Gentle Sloping, Pasture, Seasonal Water, Views,  
Creek/River/Stream/Pond  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Wood

### Additional Information

Date Listed October 15th, 2025  
Days on Market 3  
Zoning AG

### Listing Details

Listing Office Century 21 Foothills Real Estate

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