

\$2,545,000 - 354032 80 Street E, Rural Foothills County

MLS® #A2191909

\$2,545,000

14 Bedroom, 15.00 Bathroom, 7,125 sqft
Single Family on 78.16 Acres

N/A, Rural Foothills County, Alberta

Nestled on 78 sprawling acres along the tranquil Sheep River, 354032 80 Street East Rural Foothills unveils itself as a prime estate, beckoning with its extensive river frontage and panoramic views. The property boasts a stately custom home, 12 bedrooms and 13 bathrooms plus a illegal 2 bedroom 1 bathroom suite, is a testament to craftsmanship and luxury, awaiting personalization to reflect your vision. This idyllic setting, once a cherished venue for weddings and events, now presents a canvas for myriad possibilities. The land's generous proportions and strategic location make it a canvas for development ventures ranging from a luxury residential community, to a rejuvenating resort-style sanctuary or an innovative sustainable living initiative. Amidst this picturesque landscape, privacy harmonizes effortlessly with accessibility, offering a retreat from the hustle of urban life while remaining conveniently reachable. Whether envisioning expansive gardens, small-scale farming, or engaging in equestrian pursuits and recreational activities, the vast expanse of this property invites exploration and fulfillment of diverse passions. The existing shop is ready for all your "œpet" projects, or easily converted into a barn for your animals. Alternatively keep the shop and use the properties massive size to build a barn, paddocks, arena, and still have room for a hay field. A rare gem in Okotoks area, this Sheep River Property stands as not just an



investment opportunity but a testament to the seamless blend of natural beauty and developmental potential, promising a future limited only by imagination. (id:6289)

Built in 1972

Essential Information

Listing #	A2191909
Price	\$2,545,000
Bedrooms	14
Bathrooms	15.00
Half Baths	1
Square Footage	7,125
Acres	78.16
Year Built	1972
Type	Single Family
Sub-Type	Freehold

Community Information

Address	354032 80 Street E
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T1S1A9

Amenities

Amenities	Schools, Shopping
Features	Treed, See remarks, Other, Wet bar, No neighbours behind
Parking Spaces	12
Parking	Attached Garage, Detached Garage, Oversize, See Remarks
# of Garages	5

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes

# of Fireplaces	3
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Wood siding
Exterior Features	Garden Area, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX First
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