

# \$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 |
|---------|-----------------------|

**Interior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | Pantry, See Remarks, Vaulted Ceiling(s) |
|-------------------|-----------------------------------------|

|                 |                |
|-----------------|----------------|
| 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 | 25                   |
| Zoning         | CR                   |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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