

394085 Highway 783
Rural Foothills County, Alberta

MLS # A2269471

\$850,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,405 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Insulated, Oversized, RV Access/Parking, Side By S		
Lot Size:	6.30 Acres		
Lot Feat:	Gentle Sloping, Many Trees		

Heating:	Central, Natural Gas	Water:	Well
Floors:	Carpet	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	17-20-29-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Paid For, Phone Paid For
Features:	See Remarks		

Inclusions: 13 Solar panels

Just 1.2 km South of Okotoks. 6.3 Acres. Original Bungalow. 5 Bedrooms. 2 Bathrooms. Attached 34' x 24' garage/shop plus an additional Quonset outbuilding. 13 upgraded solar panels already installed to help offset energy costs. This is an excellent opportunity to enter into acreage living with close proximity to town conveniences. The property offers beautiful elevated views overlooking Okotoks and the Sheep River Valley, and is ready for your personal updating vision. Online drone aerial video completed this summer, 2025. The home features approximately 1,400 sq ft on the main level, plus an additional 390 sq ft of space developed below. The location is exceptional: just minutes to the newer south Okotoks shopping district, where you'll find grocery amenities, restaurants, daycare, medical, and coffee. Hwy 7 East, Hwy 2A, and access west toward Big Rock country are all moments away. If you have been searching for a starter acreage, this one should be on your "must-see" list. Embrace the benefits of country living while staying within easy reach of all that the town has to offer. December 19th possession available. Discover the potential and welcome home. Call your friendly REALTOR(R) to book a viewing today. Showing schedule: Friday and Saturday between 12:00 noon to 6:00 pm. NOTE: The seller will review all offers on Sunday, November 9, between 2:30 pm and 3:30 pm.