

\$1,400,000 - 434047 Meridian Street, Rural Foothills County

MLS® #A2232090

\$1,400,000

3 Bedroom, 4.00 Bathroom, 2,277 sqft
Residential on 3.29 Acres

NONE, Rural Foothills County, Alberta

OPEN HOUSE THIS SUNDAY JUNE 22nd from 2-4pm! Seize this rare chance to embrace the joy of country living in a prime location just 3 minutes from the conveniences of Okotoks. Enjoy breathtaking panoramic views of the mountains and valleys from your very own private oasis, set in a picturesque, park-like setting. This nearly 4-acre property is beautifully landscaped with vibrant flower beds, lush shrubs, and mature trees, providing a tranquil retreat for both wildlife and birds. The custom-built, fully developed walkout bungalow boasts over 3,300 sq. ft. of thoughtfully designed living space. The functional open floor plan features soaring vaulted ceilings and abundant natural light from every angle. The stunning gourmet kitchen showcases rich maple cabinets, a breakfast bar, a walk-in pantry, built-in oven, microwave, and cooktop, all surrounded by generous cupboard and counter space. The adjoining dining area is perfect for large gatherings, featuring a garden door that leads to a spacious wrap-around deck, ideal for outdoor entertaining. The airy living room is bathed in natural light and offers westward views. The primary master bedroom is ample in size and includes a luxurious ensuite with a soaker tub, shower, and walk-in closet. The main floor also features a laundry/mud room with a sink and cabinets, providing convenient access to the oversized triple attached garage,



along with a two-piece powder room. An attractive central staircase leads to the professionally developed lower walkout level, which is highlighted by large windows, a spacious games area, and an additional bedroom and full bath. This level also includes a versatile flex room, plenty of storage, along with a utility room for even more extra storage. The property is exceptionally landscaped, offers stunning mountain views, and features positive drainage throughout. Additionally, a Hay-Barn with horse stalls, sheds, and livestock fencing makes it a perfect start for a family farm. This exceptional property truly combines the best of country living with modern conveniences!

Built in 2003

Essential Information

MLS® #	A2232090
Price	\$1,400,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,277
Acres	3.29
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	434047 Meridian Street
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta

Postal Code	T1S 6B3
-------------	---------

Amenities

Parking	Triple Garage Attached
---------	------------------------

# of Garages	3
--------------	---

Interior

Interior Features	See Remarks
-------------------	-------------

Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
------------	---

Heating	Forced Air
---------	------------

Cooling	Central Air
---------	-------------

Fireplace	Yes
-----------	-----

# of Fireplaces	3
-----------------	---

Fireplaces	Gas
------------	-----

Has Basement	Yes
--------------	-----

Basement	Finished, Full
----------	----------------

Exterior

Exterior Features	Other
-------------------	-------

Lot Description	Other
-----------------	-------

Roof	Asphalt Shingle
------	-----------------

Construction	Wood Frame
--------------	------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	June 19th, 2025
-------------	-----------------

Days on Market	2
----------------	---

Zoning	CR
--------	----

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.