

\$850,000 - 394085 Highway 783, Rural Foothills County

MLS® #A2269471

\$850,000

5 Bedroom, 2.00 Bathroom, 1,405 sqft
Residential on 6.30 Acres

NONE, Rural Foothills County, Alberta

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.



Built in 1972

Essential Information

MLS® #	A2269471
Price	\$850,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,405
Acres	6.30
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	394085 Highway 783
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 6C2

Amenities

Utilities	Electricity Paid For, Natural Gas Paid, Phone Paid For
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized, RV Access/Parking, Side By Side, Workshop in Garage
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Electric Cooktop, Freezer, Refrigerator, Washer/Dryer, Water Softener
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Playground, Private Yard, Rain Gutters
Lot Description	Gentle Sloping, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Zoning	CR

Listing Details

Listing Office	Jayman Realty Inc.
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