

\$1,329,900 - 387016 Sundance Trail W, Rural Foothills County

MLS® #A2247559

\$1,329,900

4 Bedroom, 3.00 Bathroom, 1,504 sqft
Residential on 4.25 Acres

NONE, Rural Foothills County, Alberta

Step right into a world where rural serenity meets urban accessibility-just minutes to Okotoks! Nestled in a picturesque sub-division with mountain views, this beautiful acreage is a haven for horse lovers and offers 4.25 acres which are fenced and cross fenced with post and rail fencing giving it a unique charm. This perfect setting features a walk-out bungalow with an open floorplan, vaulted ceilings, 2 beds up and 2 down, air conditioning and paved drive right to the front step. Along with a barn that comes with 2 stalls, a tack room, horse shelters and additional storage. This beautiful equestrian community includes 10m wide riding trails throughout the subdivision making this a dream location for equestrians and those looking for additional space. Inside, this welcoming home offers an open concept layout with vaulted ceilings, skylights that flood the home with natural light, a cozy fireplace and doors that lead out to the south facing deck from which to enjoy the breathtaking views of the foothills. The open kitchen, dining and living room are great for entertaining and the master bedroom with 5 pc ensuite and extra bedroom and 4 pc bath complete the main floor living space. You will appreciate the curved staircase that leads down into the bright walk out basement, featuring two bedrooms, 4 pc bath, in floor heating, a large family room with gas fireplace and a functional wet bar makes for another great space to



entertain your family and friends. Outside, a private patio off the walkout basement provides a serene retreat, while on the west side you will find another extra patio area where you can soak in the sun and enjoy the mountains. The charming firepit area adds warmth and character to the outside space. You will find the perfect blend of outdoor living while close to Okotoks in this unique and beautiful space! (Private and public school buses come to the door)

Built in 2003

Essential Information

MLS® #	A2247559
Price	\$1,329,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,504
Acres	4.25
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	387016 Sundance Trail W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 6C6

Amenities

Amenities	Other
Parking Spaces	6
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Bar, Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Skylight(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings

Heating In Floor, Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Full, Walk-Out

Exterior

Exterior Features Fire Pit, Garden

Lot Description Garden, Landscaped, Many Trees, Pasture, Paved

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 12th, 2025

Days on Market 2

Zoning CR

HOA Fees 300

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Complete Realty

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