

\$1,248,900 - 8121 408 Avenue E, Rural Foothills County

MLS® #A2264291

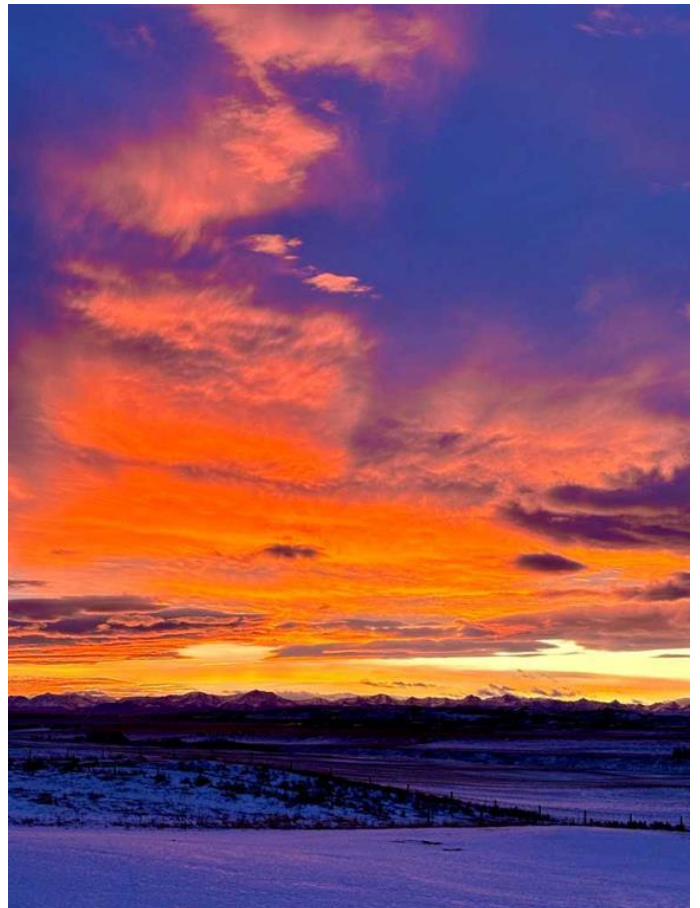
\$1,248,900

5 Bedroom, 4.00 Bathroom, 2,890 sqft

Residential on 3.20 Acres

NONE, Rural Foothills County, Alberta

Spacious 2,890 sq. ft. Walkout Bungalow on 3.2 Acres – Solid, Spacious, and Ready for Your Vision. Welcome to 8121 408 Avenue East, where wide-open Foothills skies meet exceptional space and opportunity. Just 2.5 km south of Okotoks, this nearly 2,900 sq. ft. walkout bungalow with over 2,000 sq. ft. of developed lower level offers more than 4,800 sq. ft. of total living space: ideal for large families, multi-generational living, or anyone seeking a peaceful country lifestyle close to town. Bright, open, and thoughtfully designed, this home provides the perfect foundation for your dream renovation, without the frustration of undoing someone else's dated or overly personalized remodels. The neutral finishes, solid craftsmanship, and timeless layout make it easy to move in now, enjoy comfortably, and update at your own pace. The open-concept main floor is ideal for entertaining and everyday life. The spacious kitchen features two pantries, a large island, and breakfast bar seating, all flowing into a sun-filled living area with a double-sided woodburning fireplace and expansive west-facing windows framing the mountain views. Patio doors open to a generous deck for effortless indoor-outdoor living. The primary suite offers a private retreat with its own deck, walk-in closet, and 5-piece ensuite. Two additional bedrooms, including one with a loft perfect for an office or playroom, plus a full bath and large laundry/mudroom with built-in storage complete the main level. Downstairs, the



walkout basement with in-floor heating (keeps heating costs low) delivers incredible flexibility and immediate income potential. A 2-bedroom illegal suite with full kitchen, family room, and separate bathroom layout is ideal for rental income, extended family, or independent teens. The suite enjoys private patio access overlooking the pond and rolling landscape. Outdoors, youâ€™ll find 3.2 acres of mature trees, a tranquil pond, and open spaces for kids and pets to explore. Wildlife visitors from foxes and owls to a pair of ducks who return each spring. With a double attached garage and workshop, RV parking, and ample driveway space, thereâ€™s plenty of room for vehicles, hobbies, and storage. This is a rare opportunity to own a large, well-built country home with great bones, smart layout, and no bad renos to undo. Move in now, modernize when youâ€™re ready, and start earning income right away.

Built in 1996

Essential Information

MLS® #	A2264291
Price	\$1,248,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,890
Acres	3.20
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

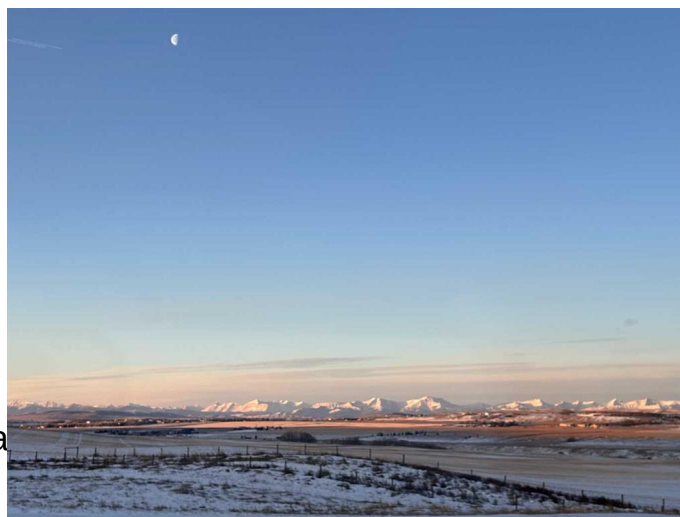
Community Information

Address	8121 408 Avenue E
---------	-------------------

Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 6C4

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Garage
# of Garages	2



Interior

Interior Features	Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Living Room, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	17
Zoning	CR

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.