

\$1,294,900 - 387016 Sundance Trail W, Rural Foothills County

MLS® #A2247559

\$1,294,900

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 southwest views including 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 over 2500 sqft of developed living space in 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 is bordered by 8 acres of reserve and riding trails including 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	\$1,294,900
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	Granite Counters, Kitchen Island, Open Floorplan, Bar, Skylight(s), Vaulted Ceiling(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	Landscaped, Many Trees, Garden, Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	50
Zoning	CR
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
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