

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

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MLS® #A2232090

**\$1,400,000**

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

NONE, Rural Foothills County, Alberta

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       | 4                                |
| 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 | 7               |
| Zoning         | CR              |

## Listing Details

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

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