

# \$699,900 - 498012 Meridian Street, Rural Foothills County

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MLS® #A2238766

**\$699,900**

3 Bedroom, 2.00 Bathroom, 1,436 sqft  
Residential on 4.79 Acres

NONE, Rural Foothills County, Alberta

Opportunity knocks! Attractive price point with amazing mountain views - you will not find a better opportunity than this! Pavement to the property makes for easy commuting, only 15 minutes to the amenities of Okotoks. Upon entering the home, you are greeted by an open floorplan, vaulted ceilings, sky lights, and huge windows allowing for plenty of natural light. Beautifully updated kitchen offers ample cabinet and counter space, stainless steel appliances, and a great sized eating area. There are three bedrooms one of which is the primary retreat offering plenty of space and a 3 pce ensuite. There is a spacious laundry/mudroom for additional storage. Outside you will find a 28x30 garage with concrete floors, 9' overhead doors, and 220v power. This is your opportunity to get into an affordable acreage while being so close to amenities!



Built in 1992

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238766  |
| Price          | \$699,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,436     |

|            |                                                 |
|------------|-------------------------------------------------|
| Acres      | 4.79                                            |
| Year Built | 1992                                            |
| Type       | Residential                                     |
| Sub-Type   | Detached                                        |
| Style      | Acreage with Residence, Double Wide Mobile Home |
| Status     | Active                                          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 498012 Meridian Street |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 1B4                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air, Propane                                                        |
| Cooling           | None                                                                       |
| Basement          | None                                                                       |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Lawn, Level, No Neighbours Behind, Farm |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding                            |
| Foundation        | Piling(s), Block, Other                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 45              |
| Zoning         | CR              |

**Listing Details**

Listing Office                    RE/MAX Rocky View Real Estate

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