

\$1,999,000 - 17 Oak Avenue, Okotoks

MLS® #A2241615

\$1,999,000

4 Bedroom, 4.00 Bathroom, 4,047 sqft

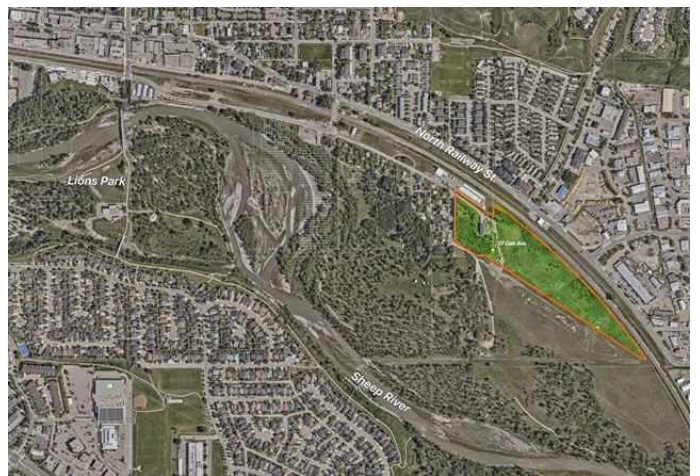
Residential on 13.84 Acres

NONE, Okotoks, Alberta

Incredibly rare opportunity to own a 13.84-acre urban acreage in the centre of Okotoks, offering unmatched privacy, character, and convenience, On TWO TITLES. Located in the Sheep River Valley, this one-of-a-kind property is surrounded by forests, wildlife, and green space, yet is within walking distance to schools, shopping, dining, recreation, entertainment and the river pathway system.

The land features a private GATED DRIVEWAY , wired for a FUTURE ELECTRIC SECURITY GATE with CONTROLS INSIDE the HOME. The custom-built two-storey home offers over 4,100 sq ft of beautifully crafted living space, HUGE BONUS ROOM OFFICE above the garage and LEGAL SUITE.

Designed with award-winning masonry, the exterior showcases full-bed locally sourced sandstone and fieldstone. Construction highlights include fir TIMBER FRAMING, 7½" thick R30 exterior walls, R50 ATTIC INSULATION , and TRIPLE-PANE energy-efficient windows and 50 YEAR ARCHITECTURAL SHINGLES. Inside, the home features SOLID FIR DOORS, natural fir trim and casings, and 3-inch thick fir hardwood and tile flooring throughout. The main level includes a custom kitchen with SOLID CHEERY CABINETRY, GRANITE COUNTERTOPS, island seating, a pull out pantry, and a dedicated coffee station. Adjacent is a formal dining room, generous living room with an ORIGINAL RUMFORD-STYLE FIELDSTONE



FIREPLACE, a large WELL APPOINTED OFFICE, and THREE MAIN-LEVEL DECKS to enjoy the peaceful surroundings. Oversized windows throughout the home provide natural light and sweeping sunrise and sunset views from nearly every room. Upstairs, you'll find THREE SPACIOUS BEDROOMS, a flexible-use library space, and TWO BALCONIES capturing both east- and west-facing views. A large laundry room with deck access was previously used as a kitchenette, with all original plumbing and wiring still in place. The BONUS ROOM over the garage is perfect for a home office, studio, or gym, featuring HEATED TILE flooring, seven large windows, hardwired data lines, and DUAL ACCESS from either the primary bedroom or a private stairwell from the garage. The lower level includes a full bathroom, ample storage, flexible finished space, and direct garage access to the heated oversized double garage. The home is HARDWIRED for a COMPREHENSIVE SECURITY SYSTEM, including 8 cameras, motion sensors, glass-break sensors, and electronic exterior door locks. The LEGAL 1-BEDROOM ground-level SUITE offers private front and rear entrances, INDEPENDENT UTILITIES, a full kitchen, bathroom with laundry, and a private living area—ideal for guests, family, or income. The custom built hemlock front gate pillars are hardwired to the house for cameras and electric gate controls. This private in-town retreat offers an exceptional blend of craftsmanship, seclusion, and convenience, with flexibility for multigenerational living, home-based businesses, or rental opportunities. An adjacent 21-acre parcel is also available for purchase—please inquire for details.

Built in 1972

Essential Information

MLS® #	A2241615
Price	\$1,999,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,047
Acres	13.84
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	17 Oak Avenue
Subdivision	NONE
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1K6

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Oversized
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Chandelier, Natural Woodwork, Recessed Lighting, Smart Home, Sump Pump(s), Wired for Data, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas, Fan Coil
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Lighting, Private Entrance, Private Yard, Dog Run
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting, Corner Lot, Dog Run Fenced In, Native Plants, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	83
Zoning	NA

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

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.