



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

322029 8 Street E
Rural Foothills County, Alberta

MLS # A2293493



\$2,888,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,589 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	220 Volt Wiring, Additional Parking, Driveway, Garage Door Opener, Guest, H		
Lot Size:	3.85 Acres		
Lot Feat:	Level, Low Maintenance Landscape, Many Trees, Private, Rectangular Lot, T		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	Cistern, Well
Floors:	Hardwood, Tile	Sewer:	Septic Field
Roof:	Rubber	Condo Fee:	-
Basement:	None	LLD:	5-21-29-W4
Exterior:	Metal Siding	Zoning:	CR
Foundation:	Slab	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sauna, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Sauna, Hot Tub		

Minutes from Okotoks. Miles from ordinary. Set on 3.85 beautifully landscaped acres, this exceptional 2024-built luxury estate offers a rare blend of refined craftsmanship, resort-style amenities, and private acreage living just minutes from town. The 3590sq ft main residence showcases elevated modern farmhouse design with natural textures, architectural details, and curated finishes throughout. At the heart of the home, a stunning designer kitchen features a white oak island, Consentino suede-finish quartz countertops, JennAir cabinet-front appliances, stone farmhouse sink, dual drawer fridges, and a custom wine room with cedar and shiplap finishes — designed equally for everyday living and entertaining. Thoughtful details continue with custom cabinetry throughout, Emtek French Antique hardware, cedar beams and ceilings, stone accents, and Raintree waterproof engineered hardwood floors. The main living space is anchored by a striking stone wood-burning fireplace, creating warmth and character. The home offers 5 bedrooms and 3.5 bathrooms, including a luxurious primary retreat with spa-inspired ensuite and custom walk-in closet, while every bedroom features walk-in closets with built-ins. A bonus room, second-floor laundry, sauna room, walk-in pantry, and custom mudroom add comfort and functionality. Outside, the property transforms into a private resort-style retreat with a 16x34 heated pool, hot tub, covered exposed concrete patio, pool shed, and a charming all-cedar outdoor bathroom and change room. The fully fenced acreage is professionally landscaped with trees, sod, and mulch, while Gemstone architectural lighting beautifully illuminates the home and shop. A 40x60 shop with lean-to adds incredible versatility, featuring a 600 sq ft finished upper loft with games area, kitchenette, and bathroom, plus a sport court! The property

also includes a separate 450 sq ft private guest house (built 2025) with its own septic system, bedroom, bathroom, and kitchenette, ideal for guests, multi-generational living, an office or Airbnb potential. (currently runs as a lucrative air bnb) Built for long-term efficiency and durability with metal siding, Euroshield shingles (50+ year warranty), metal roofing, triple-pane windows, spray foam insulation, in-floor heating, and a water filtration system. A truly exceptional Foothills property where luxury, lifestyle, and location come together.