



GRASSROOTS
REALTY GROUP

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48149 279 Avenue E
Rural Foothills County, Alberta

MLS # A2296346



\$2,950,000

Division:	Deer Creek Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,168 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Additional Parking, Asphalt, Driveway, Driveway, Front Drive, Garage Door Op		
Lot Size:	4.26 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Envir		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	23-21-29-W4
Exterior:	Composite Siding, Shingle Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Bar, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: tv wall mounts x 5, mounted TV x 1 outside, mini fridge x3, 3x camera and doorbell cam, central ac units x2, washer, dryer, pool table in barn, playset, trampoline, pool, horse feeder, horse shelter, BBQ, Barrels, built-in shelving in garage, Fridge and freezer in garage.

****OPEN HOUSE MAY 2 12-2PM **** From the moment you arrive, there's an immediate sense this property is something special. Set on 4.26 beautifully developed acres, it offers both presence and understated grandeur. A rare opportunity to enjoy acreage living this close to the city. Ideally positioned, this property offers the perfect balance of space, privacy, and everyday convenience. Just 10 minutes to South Health Campus, 25 minutes to downtown Calgary, and 18 minutes to the train, with nearby access to schools, recreation, a year-round indoor ice arena with walking/running track, the Okotoks Agricultural Society indoor heated arena, and river access. The home's exterior showcases timeless shingle-style siding crafted from high-quality compressed wood, complemented by extensive board and batten detailing and steep gables—an architectural style carried consistently through the 5,589 sqft home and across the outbuildings. Expansive windows invite natural light and capture views in every direction, while the interior offers a sense of comfort and ease from the moment you step inside. At the heart of the home, a beautifully designed kitchen features hand-painted raised panel cabinetry, marble and granite surfaces, a statement double fridge/freezer, and a 48" dual fuel range. A walk-in pantry with bar fridge and copper sink adds functionality, while custom reclaimed wood shelving brings warmth and character. Rare oiled wide-plank hardwood, travertine, and copper fixtures are featured throughout. The main living areas extend seamlessly to a covered outdoor space with a vaulted wood ceiling and double-sided fireplace, creating a true indoor-outdoor experience. A custom open staircase connects all levels, leading to an upper level with dual primary walk-in closets and direct access to the laundry room for a practical circular flow. An

attached nanny suite offers a private entrance, deck, full bathroom, and bar area—ideal for guests or extended family. The grounds are equally impressive, with extensive stonework, cobblestone pathways, mature landscaping, and a tranquil pond. Raised garden beds, a fully enclosed vegetable garden, and an insulated, powered chicken coop reflect the same level of care and design, while irrigation and power are distributed throughout for ease of maintenance. Perfectly suited for equestrian use, the property includes a barn with landscaped patio, dedicated recreation/pool table space, matching horse shelters, and additional fenced livestock areas. The oversized 1,500 sqft, in floor heated, garage offers built-in cabinetry, extensive paved parking, and RV parking with full power hookup. Built for long-term performance, the home features a triple furnace system for zoned heating, dual AC, boiler-based in-floor heat in the fully finished basement, and year-round water access in the garage. Where lifestyle meets convenience. This exceptional property offers the space and beauty of acreage living, without sacrificing access to everything that matters.