



GRASSROOTS
REALTY GROUP

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306013 43 Street W
Rural Foothills County, Alberta

MLS # A2301563



\$1,450,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,857 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Garage Faces		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, Lawn, Level, Low Maintenance L		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-21-1-W5
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Steam Room, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wired for Sound

Inclusions: Starlink satellite and components, Nest thermostats, garage tall cabinets x3, garage workbench with upper cabinets and lower drawers, garage hanging storage rack, garage slat walls, garage gas heater

Located in the tranquil community of Fraser Ranch Estates, this modern country home features views of rolling pastoral land while being less than ten minutes from Okotoks, under fifteen minutes to Calgary and within five minutes to the Calgary Polo Club and Strathcona Tweedsmuir School. Professionally designed landscaping blends mature trees with elegant shrub beds offering both privacy and peacefulness and a fully fenced vegetable garden entices your "green thumb". The interior of this home boasts careful curation in every corner, creating a true work of art. From the designer light fixtures imported from Italy to the unique tile patterns in the kitchen and bathrooms, this home is truly one of kind. The main floor includes a spectacular kitchen with new high-end appliances, bamboo grain and feature "pull-up" high gloss brown cabinets and a Concrete Stone waterfall island. The "magazine worthy" living room and dining room boast fourteen-foot ceilings, a full-height painted brick fireplace and an entire wall clad in custom library shelving complete with a rolling ladder. A home office with a custom desk and storage is awash in natural light from the southwest windows. A side deck can be accessed both via the office and through dual sliding glass doors in the living room, creating an indoor-outdoor living experience, and a covered rear patio set off the kitchen features unique design elements and is a perfect spot to watch the sun set in the west. Up an open riser wood staircase lined with horizontal black metal railing, the entire second level is a "loft-style" primary suite. Dual sliding glass doors lead to a private balcony that features stunning views, a spacious walk-in closet is fully adorned with custom storage, and a spa-like ensuite boasts heated floors and a spacious steam shower. The lower level

includes a large second bedroom, a full bathroom, an incredible laundry room and a very large ‘flex space’ that offers endless possibilities for a home gym, a hobby room, a home theatre or whatever your heart desires. A dream garage, fantastic features like automatic programable blinds and so much more put this home in a class of its own.