



GRASSROOTS
REALTY GROUP

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326030 20 Street E
Rural Foothills County, Alberta

MLS # A2305913



\$1,850,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,017 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	4
Garage:	Quad or More Attached		
Lot Size:	5.37 Acres		
Lot Feat:	Dog Run Fenced In, Irregular Lot, Landscaped, Many Trees, Private, Treed		

Heating:	Baseboard, Boiler, Forced Air	Water:	Well
Floors:	Tile, Vinyl Plank	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	4-21-29-W4
Exterior:	Brick, Metal Frame, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, French Door, Granite Counters, Kitchen Island, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: playground set, old wooden wagon, old metal chair lift, and metal fire pit

Set just north of Okotoks, this exceptional five acre estate offers a rare blend of privacy, scale, and sweeping Rocky Mountain views. Surrounded by mature trees and natural landscape, the setting feels like a secluded retreat while remaining only minutes from town conveniences. At the heart of the property is a beautifully updated walkout bungalow spanning over 3000 square feet. The home blends timeless character with modern comfort, creating an inviting space designed for both everyday living and entertaining. The main floor welcomes you with a spacious entry that opens into a thoughtfully designed layout. A gourmet kitchen features crisp white cabinetry, an oversized island, and seamless flow into the dining area, where panoramic views take center stage. The living room is warm and inviting with a fireplace, while a dedicated den with a craft space adds flexibility for work or creativity. The primary suite is a true retreat, complete with a five piece ensuite and an expansive walk in closet. An additional bedroom and full bathroom complete the main level. The lower level is designed for relaxation and versatility, offering a generous recreation space, an additional living area, a third bedroom, a full three piece bathroom, and abundant storage. A front attached quad garage provides ample space for vehicles and recreational equipment. For those seeking even more flexibility, the impressive 2400 square foot shop with eighteen foot doors and a fully equipped two bedroom suite opens the door to endless possibilities, whether for guests, multigenerational living, or a home based business. The lifestyle here is just as compelling as the home itself. A private sport court and expansive outdoor spaces create a true stay at home retreat, perfect for entertaining, recreation, or simply enjoying the peace and quiet of acreage living. Recent updates include the shop completed in 2008, a

home addition in 2009, and a full kitchen and bathroom renovation in 2018. Peaceful, refined, and rich with opportunity, this is acreage living at its finest.