



GRASSROOTS

REALTY GROUP

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387200 2 Street W
Rural Foothills County, Alberta

MLS # A2308933



\$1,585,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,568 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Quad or More Detached, Triple Garage Attached		
Lot Size:	4.97 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Garden, Gentle Slope		

Heating:	Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	13-20-1-W5
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Appliances: Central Air Conditioner, Miele Dishwasher, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Other Equipment: Work benches in shop, all window coverings, built-in sound system (shop), hot stone barrel sauna (shop)
Outside: Firepit, dome climbing structure, trampoline

Open House Saturday, May 9, 2-4pm. This incredible 5-acre parcel just 4 minutes south of Okotoks is ideal for any family wanting space close to town with a deluxe shop for work or storage. Perched on a gentle rise with views of Okotoks and tucked at the end of a private cul-de-sac, this impressive 1.5 story home with Primary Bedroom on the main floor and a large 66 x 36 ft heated shop, offers the perfect balance of privacy, space, and convenience. The fully fenced property is further enhanced by a newly installed gated entrance for added privacy and security. A welcoming covered front veranda with views of Okotoks in the distance leads into a refined front foyer with dual French doors to both the formal dining room and elegant living room with fireplace, built-in cabinetry, and timeless character. (With thoughtfully designated rooms instead of a fully open concept layout, the home offers a more traditional architectural feel that blends warmth, function, and privacy.) Toward the rear of the home, the kitchen has been beautifully transformed with new wall-to-wall windows and recently added sliding glass door, flooding the space with natural light and creating seamless access to the wraparound veranda. The main floor primary suite offers direct access to the veranda for peaceful morning coffees, along with a spacious ensuite and custom walk-in closet with tailored shelving. A separate library with fireplace and built-in shelving creates the perfect reading room, baby's room, office, or quiet retreat. Above the garage, an upper-level office or flex space offers excellent potential for a home-based business or bonus room. A large main floor laundry and mudroom, and a separate entrance area round out the main floor. The fully developed basement featuring a massive recreation room, three over-sized bedrooms, washroom and storage area. The home has also been

significantly upgraded with a new water system for long-term reliability and comfort. The oversized triple attached garage provides ample space for daily parking, while the separate heated shop is truly spectacular: Fully insulated and finished with OSB, it features three overhead doors including one 14-foot door with power opener and one with tailgate access for easy drop off, new in-floor radiant heat, custom tool shelving, washroom rough-in with it’s own septic, built-in sound system, hot stone barrel sauna, workshop area and an upper separately heated mezzanine for business office or flex space. The property is complete with mature landscaping, a dog run, playground, and expansive open space. A rare opportunity to enjoy luxury acreage living with exceptional functionality—just minutes from town.