



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

266096 1020 Drive E  
Rural Foothills County, Alberta

MLS # A2310222



**\$2,999,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,547 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	4.38 Acres		
<b>Lot Feat:</b>	Landscaped, Private, Treed, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-21-29-W4
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Storage		

**Inclusions:** Pool table, Hot tub, Ping pong Table

Nestled on 4.6 beautifully manicured acres in the highly sought-after community of De Winton, this exceptional property offers the perfect balance of privacy, luxury, and breathtaking natural surroundings. Ideally located just 5 minutes from Okotoks, 10 minutes to the Calgary city limits, and close to the South Health Campus, this location combines peaceful country living with outstanding convenience. Set among panoramic views and natural beauty, the nearly 2,500 sq. ft. home features 4 spacious bedrooms and 3 bathrooms designed for comfortable family living and entertaining alike. The fully developed basement is an entertainer's dream, complete with a home theatre, bar, expansive recreation room, and a private fourth bedroom ideal for guests or extended family. A triple attached garage with a dedicated workshop provides exceptional space for vehicles, projects, and storage. Outdoors, the property is enhanced by mature fruit trees, flourishing grape vines, and a charming private gazebo &mdash; the perfect place to relax and enjoy the serene surroundings. This remarkable acreage offers a rare opportunity to enjoy a tranquil lifestyle where sightings of deer, moose, and other wildlife become part of everyday living, all while remaining minutes from urban amenities.