



**819 Green Haven Close
Okotoks, Alberta**

MLS # A2312156



\$1,629,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,900 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Oversized, Triple Garage Attached		
Lot Size:	0.81 Acre		
Lot Feat:	Irregular Lot, Level		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	RCA
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

New build! Located on a quiet cul-de-sac in the desirable Green Haven community. This exceptional custom bungalow offers estate-style living on a private 0.80-acre lot backing on to a walking path and pond. Just 5 minutes from Costco, shopping, golf, and everyday amenities. With west-facing exposure and beautiful mountain views, this home combines space, privacy, and convenience in one of Okotoks's most sought-after neighborhoods. Inside, the bright open-concept main floor features 9-foot ceilings, a stunning 13-foot vaulted living room ceiling, oversized windows, hardwood flooring, and a cozy gas fireplace. The chef-inspired kitchen includes an oversized island with built-in storage, a walk-through butler's pantry with pull-out drawers, 42" Sub-Zero refrigerator, and Miele dishwasher. A 4-panel sliding door opens to the covered, maintenance-free Trex deck, creating seamless indoor-outdoor living with rough-in wiring for future patio heaters and a gas line for BBQ. The main floor offers a luxurious primary bedroom retreat with a spa-inspired ensuite featuring heated floors and an oversized tiled shower. A second bedroom and an additional full 4-piece bathroom complete the sleeping quarters, providing comfort and flexibility for family or guests. A well-appointed laundry room with sink and a powder room off the mudroom add everyday convenience and functionality. The fully finished basement offers 8' ceilings, two oversized bedrooms, a full bathroom with separate water closet, and rough-ins for future laundry. Additional features include: • Heated triple-car garage (30'x30') • Air conditioning • Central vacuum rough-in • Water softener • Functional mudroom • Premium finishes throughout • Carpet-free interior. Luxury, space, and modern comfort in the heart of

Green Haven.