



GRASSROOTS
REALTY GROUP

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354177 76 Street E
Rural Foothills County, Alberta

MLS # A2313386



\$1,249,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,629 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	4.56 Acres		
Lot Feat:	Open Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Tile, Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	25-20-29-W4
Exterior:	ICFs (Insulated Concrete Forms), Stucco	Zoning:	CR
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s), Wet Bar		
Inclusions:	T.Vs and wall mounts. Pool Table negotiable.		

Just minutes from Okotoks, this extensively renovated walkout bungalow on 4.56 acres offers an exceptional combination of modern comfort, thoughtful design, and breathtaking Rocky Mountain views. Rebuilt from the studs up in 2024, the home features 1650 square feet above grade, 4 bedrooms, 9-foot ceilings on both levels, and a bright open-concept layout designed for both everyday living and entertaining. At the heart of the home is a beautifully designed kitchen complete with a dedicated pantry, flowing seamlessly into the dining area and living room where a gas fireplace creates a warm and inviting focal point. The main floor includes a spacious primary retreat with its own 5-piece ensuite, along with a dedicated laundry room thoughtfully positioned for convenience. A well-appointed 3-piece bathroom serves the additional main floor living space, while the fully developed walkout basement offers two additional bedrooms, another 4-piece bathroom, a large recreation area, and a wet bar, creating the perfect space for entertaining family and friends. Step outside to the expansive west-facing waterproof deck, perfectly positioned to capture stunning Rocky Mountain views and Alberta's unforgettable sunsets. Below, a dedicated hot tub retreat is accessible directly from the walkout level, allowing you to enjoy the outdoors year-round. Virtually every major component of the home has been upgraded, including a new ICF foundation, new windows, all new mechanical systems, and a new septic system, all completed in 2024. Additional features include central air conditioning, a heated triple attached garage, a 10 GPM well, and a high-end UV water treatment system providing exceptional water quality. The 4.56-acre parcel offers endless possibilities, with plenty of room for horses, a future shop, additional outbuildings, gardens,

or simply enjoying the privacy and freedom that acreage living provides. Combining the benefits of a substantially rebuilt home with the flexibility and lifestyle of country living, this turnkey acreage presents a rare opportunity to enjoy modern luxury, incredible views, and wide-open space just minutes from Okotoks.