



322066 4 Street E
Rural Foothills County, Alberta

MLS # A2313828



\$2,395,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,478 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Additional Parking, Driveway, Driveway, Electric Gate, Garage Door Opener,		
Lot Size:	5.39 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Back Lane, Paved		

Heating:	In Floor, Geothermal, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	5-21-29-W4
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone

Features: Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: 5 Ceiling Fans, 4 Garage Controls, 4 Garage Remotes, 4 Garage openers, 2 Gas stoves, 2 Refrigerators, Starlink, Hot Tub, Shed, TV's and TV wall Mounts, Curtain Rods, Projector, Projector Screen, Pizza Oven, Outdoor Grill, Blinds, Air Compressor, Furniture is negotiable.

Welcome to this EXCEPTIONAL custom-built bungalow offering 4,478 sq ft of luxury living on 5.39 beautifully LANDSCAPED acres in Foothills County w/MOUNTAIN VIEWS. Feat. 5 bedrooms, 4.5 bathrooms, FANTASTIC ACCESSIBILITY (NO Stairs), a HEATED POOL, HOT TUB + not 1, but 2 OVERSIZED HEATED QUAD GARAGES, this gated estate is tucked away at the end of a private cul-de-sac just mins from Okotoks + Calgary. A private paved driveway winds through lush landscaping + tranquil water features beyond the FULLY FENCED w/ELECTRIC GATED ENTRY. Inside, soaring 9' ceilings, rich hardwood floors + designer finishes create an elegant yet inviting atmosphere. Off the foyer, the right wing offers the 2nd + 3rd spacious bedrooms w/a shared 4-pc bath. The heart of the home is a stunning OPEN-CONCEPT living area filled w/natural light, anchored by a striking 4-sided WOOD-BURNING FIREPLACE connecting the living, dining + kitchen spaces. Designed for everyday living + entertaining, the chef-inspired kitchen feat. GRANITE COUNTERTOPS, a massive ISLAND, premium SS appliances, DUAL FRIDGES + GAS STOVES, WALK-IN PANTRY + extensive cabinetry. The spacious living room offers the perfect place to unwind, w/a private DEN creating an ideal home office. Down the hall, the entertainment + games room feat. a WET BAR + plenty of space for movie nights, billiards + gatherings. Completing this wing is a 2-PC BATH, mudroom, utility room + direct access to the attached QUAD GARAGE. The private left wing hosts the 4th + 5th additional bedrooms, each feat. a WALK-IN CLOSET + private 3-PC ENSUITE, along w/a conveniently located laundry room. The luxurious primary retreat offers a spa-inspired 5-PC ENSUITE w/a clawfoot SOAKER TUB, oversized shower, double vanity + generous WALK-IN CLOSET. Step outside

to your own private resort — feat. an HEATED inground POOL, HOT TUB, FIRE PIT, built-in BBQ STATION, OUTDOOR KITCHEN + WOOD-FIRED PIZZA OVEN. Surrounded by beautiful landscaping, water features + endless prairie skies, this outdoor oasis was designed for unforgettable entertaining. Adding even more versatility is the detached oversized QUAD GARAGE w/a dedicated WORKSHOP. Premium upgrades incl. GEOTHERMAL HEATING (NO A/C NEEDED), RADIANT IN-FLOOR HEATING throughout the home + garages, Pressure Washer + Vacuum system in the Garage, STARLINK, Yolink Smart Home Automation, In-ceiling speakers, R/O SYSTEM, Auto Leak/Water Sensors w/auto shut off, Driveway alarm security system, abundant parking. Enjoy the perfect balance of country living + everyday convenience, just 5 MINS TO OKOTOKS - GROCERY STORES, restaurants, shopping, recreation facilities + essential services. Approximately 5-10 MINS TO PUBLIC + CATHOLIC SCHOOLS, while SOUTH CALGARY is just 20 MINS AWAY, offering an easy commute without sacrificing the privacy, space + lifestyle of executive acreage living. Offering luxury, privacy + an unmatched lifestyle, this remarkable estate is a rare Foothills County offering!!!