



GRASSROOTS
REALTY GROUP

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402041 28 Street E
Rural Foothills County, Alberta

MLS # A2314998



\$2,950,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,807 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 3 half
Garage:	Triple Garage Attached, Triple Garage Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Boiler, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-20-29-W4
Exterior:	Stone, Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Recreation Facilities, Sauna, See Remarks, Smart Home, Storage, Walk-In Closet(s)

Inclusions: Washers (2), dryers (2), microwave (2), wall ovens (2), steam oven, dishwashers (3), refrigerators (2), freezers (3), wine fridge, gas cooktop, built-in vacuum system and attachments, massage chair, sauna, and cold plunge spa tub, Hot tub, Pool table, Water softener, Water filtration system

Set on 4 beautifully landscaped acres just south of Okotoks, this extraordinary custom-built estate is a masterclass in elevated country living, blending timeless architecture, refined craftsmanship, and resort-inspired amenities across more than 7,200 sq.ft. of thoughtfully designed living space. The home features a chef-inspired kitchen with dual oversized islands, premium built-in appliances including double Miele ovens and steam oven, beverage fridge, multiple dishwashers, and a fully equipped butler's pantry. Soaring ceilings, dramatic architectural beams, expansive windows, and rich custom millwork create a warm yet grand atmosphere throughout. The main-floor primary retreat offers tranquil views, a spa-inspired ensuite, and boutique-style walk-in dressing room. Upstairs includes three spacious secondary bedrooms, a beautifully appointed 5-piece bath and additional powder room, open family lounge, and built-in workspace, while a separate loft above the garage — privately accessed from the main floor — offers exceptional flexibility for a studio, office, guest retreat, games room, or teen lounge and includes its own 2-piece bath. The walkout lower level is designed for recreation and entertaining, featuring expansive gathering spaces, games and media areas, fitness room, additional bedroom and full bath, custom bar and entertaining zone, plus a private relaxation space with infrared sauna, cold plunge tub, and massage chair. Outside, the property transforms into a private retreat with multiple outdoor living and entertaining spaces, outdoor fireplace, built-in outdoor kitchen, hot tub area, firepit gathering spaces, water features, mature landscaping, and expansive lawns. Additional features include a full-size private sport court for basketball, pickleball, and tennis, a detached greenhouse pavilion ideal for year-round growing, gardening,

or entertaining, detached three-bay garage/shop with 220V power and 2-piece bath, dual laundry areas, extensive mechanical infrastructure, and full Control4 smart home automation. A truly rare Foothills offering designed around family living, recreation, entertaining, and elevated acreage living — just minutes from Okotoks and within easy reach of Calgary.