



100, 354016 64 Street E  
Rural Foothills County, Alberta

MLS # A2321810



**\$2,299,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,656 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Private, Secluded, T		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	35-20-29-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Separate Entrance, Vaulted Ceiling(s), Wired for Sound		
<b>Inclusions:</b>	Infrared Sauna, Sport Court in Barn		

Welcome to a truly exceptional opportunity to embrace the best of ACREAGE LIVING—where privacy, space, and breathtaking natural beauty meet modern comfort and convenience. Nestled at the end of a quiet road in Foothills County, this GATED and fully fenced 10-ACRE property offers PANORAMIC, UNOBSTRUCTED ROCKY MOUNTAIN VIEWS, a picturesque tree-lined driveway, mature trees, and unparalleled privacy just two minutes from Okotoks and quick access to Highway 2. Offering over 3600 sq. ft. of living space plus a LEGAL LOFT SUITE above the 1600 sq foot barn, this property features five fenced pastures, three shelters, two automatic waterers, garden boxes, fruit trees, a massive outdoor firepit, and the WRAPAROUND PORCH of your dreams—perfect for taking in Alberta's spectacular sunsets. Inside, a grand spiral staircase, soaring vaulted ceilings, and abundant natural light create an impressive first impression. The main level offers formal & casual dining spaces, a mudroom, powder room, & a beautifully updated chef's kitchen featuring quartz countertops, a custom island, Viking range and new oversized KitchenAid refrigerator. The adjoining living room is warm and inviting with the first of TWO WOOD-BURNING FIREPLACES and oversized windows framing the incredible landscape. A spacious MAIN-FLOOR HOME OFFICE just off the front entry provides an ideal work-from-home setup. Upstairs you'll find three bedrooms, two full bathrooms, and convenient UPPER-LEVEL LAUNDRY. The spacious primary retreat showcases spectacular mountain views and features a beautifully renovated ensuite complete with a luxurious SOAKER TUB, WALK-IN CLOSET, and a private SECOND HOME OFFICE, reading room, or sitting area. At the top of the staircase, a dedicated FLEX/WELLNESS ROOM, currently home to an infrared

sauna, offers endless possibilities as a fitness space or hobby room. The expansive bonus room features the second of the two fireplaces, a wet bar with quartz countertops, and large new deck—creating the perfect space for entertaining, relaxing, or family movie nights. The developed basement offers flexibility for MULTIGENERATIONAL LIVING, featuring a spacious bedroom, full bathroom, wet bar with extensive counter space, & convenient access from the garage. One of the property's most unique features is the LEGAL LOFT SUITE situated above the barn. Professionally developed and permitted in 2024, this fully self-contained residence offers a kitchen, living room, bedroom, full bathroom, and private deck also with spectacular mountain views. Perfect for guests or RENTAL INCOME. Below the suite, the former horse barn has been transformed into a fully enclosed, insulated, and heated SPORT COURT complete with pickleball lines for year-round enjoyment. Whether used for recreation, hobbies, entertaining, or easily converted back to horse stalls, this versatile space is truly one of a kind. Extensive recent upgrades include POLY-B replacement, new furnaces, A.C unit, HWT, R.O system, water softener & siding!