



GRASSROOTS
REALTY GROUP

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2 Sunset Ridge Drive
Rural Foothills County, Alberta

MLS # A2325637



\$2,599,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,886 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Heated Garage, Insulated, Paved, Triple Garage Attached		
Lot Size:	5.12 Acres		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-21-28-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Freezer in Storage Room		

Welcome to 2 Sunset Ridge Drive Set on over 5 acres of expertly landscaped grounds with sweeping west-facing mountain views, this exceptional bungalow delivers close to 2,900 sq ft of refined above-grade living with a fully developed walkout lower level — offering a rare combination of scale, privacy, and luxury finish that defines true country estate living. The Main Level From the moment you step inside, soaring vaulted ceilings with hand-crafted wooden beams set the tone for the quality found throughout. The heart of this home is a chef's kitchen designed for both everyday living and elevated entertaining — featuring two oversized islands, rich granite countertops with a dedicated hardwood butcher block, and a large walk-in pantry that keeps every culinary need within reach. The open-concept great room flows effortlessly to the expansive west-facing concrete balcony, where mountain views and golden-hour sunsets become the backdrop to every gathering. Three bedrooms grace the main level, anchored by a primary retreat of exceptional calibre. Wake to views, step directly onto the balcony through your private access, and unwind in a spa-inspired 5-piece ensuite featuring an oversized steam shower — a true sanctuary. The ensuite connects seamlessly to a generous walk-in closet with the indulgence of heated floors underfoot. The Walkout Lower Level Descend to a fully developed lower level where heated floors run throughout most of the layout and every space has been thoughtfully designed for both function and enjoyment. Entertain effortlessly at the wet bar with quartz counters, challenge yourself in the dedicated gym, or escape to the private media room for an immersive theatre experience. A large fifth bedroom with its own 5-piece ensuite and walk-in closet makes this level equally suited for multigenerational living or hosting

long-term guests in complete comfort. Step outside through the walkout to a concrete patio purpose-built for outdoor living — a hot tub pad with dedicated electrical service is ready for your spa of choice. The Garage The triple attached garage is a car enthusiast's dream — with soaring 13.5-foot ceilings accommodating a vehicle lift, roughed-in 220-volt wiring ready for EV charging or heavy equipment, and direct access to the lower level, this space functions as a true extension of the home. The Mechanical & Infrastructure Behind the walls, this property is built for long-term reliability and comfort. An 8-zone furnace and 5 zone A/C system delivers customized climate control throughout every corner of the home, complemented by a steam humidifier for year-round air quality. A 1,200-gallon buried cistern tank holds high-quality water ensuring a consistent and dependable water supply—a cornerstone of confident country living.