



GRASSROOTS
REALTY GROUP

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112 Green Haven Court
Rural Foothills County, Alberta

MLS # A2330673



\$1,485,000

Division:	Green Haven Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,118 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Garage Door Opener, Heated Garage, Parking Pad, RV Access/Pa		
Lot Size:	1.10 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

Heating:	Central, In Floor	Water:	Well
Floors:	Carpet, Ceramic Tile	Sewer:	Mound Septic, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	27-20-29-W4
Exterior:	Composite Siding, Stone	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV Mounts, Basement Dishwasher, Basement Fridge, Trampoline		

Some homes simply feel different the moment you arrive. Set on 1.10 beautifully landscaped acres in the prestigious community of Green Haven Estates, this former show home offers the perfect balance of luxury, comfort, and everyday living. Lovingly maintained by its original owners since 2020, this custom walkout bungalow offers nearly 4,000 sq. ft. of beautifully developed living space designed to capture natural light, peaceful surroundings, and incredible views. Enjoy quiet mornings on the upper deck as the sun rises and spectacular prairie sunsets to end each day. Inside, the bright, open-concept layout flows effortlessly between the kitchen, dining area, and welcoming great room, making it ideal for both everyday family life and entertaining. Expansive windows showcase the surrounding landscape in every season. The main level features two spacious bedrooms, including a relaxing primary retreat with a spa-inspired ensuite and walk-in closet, plus a second full bathroom. The fully developed walkout basement adds two more bedrooms, a full bathroom, spacious family room, recreation area, games room with pool table, wet bar, and oversized windows that keep the lower level bright and inviting. Whether it's movie nights, hosting friends, or giving teenagers a space of their own, this level offers exceptional flexibility. Outside, the grounds are every bit as impressive. Lovingly cultivated over many years, the landscaping creates a private, park-like setting that changes beautifully throughout the seasons. The covered patio, expansive paving stone patio, firepit area, mature trees, lush lawns, and open green space invite you to relax or entertain, while the spiral staircase connects the upper deck directly to the backyard. As evening falls, the fully integrated Watts LED lighting system transforms the property with thousands of customizable colours

and animated displays, creating a spectacular backdrop for every season, holiday, and celebration. The oversized heated triple attached garage (37'6" × 28') features in-floor heat and ample room for vehicles, hobbies, and storage, while the detached garage/shop (33'1" × 13'1") provides additional space for a workshop or recreational equipment. Additional highlights include central air conditioning, quality craftsmanship, well water, and a septic field system. Located just minutes from shopping, schools, golf, and the amenities of Okotoks, this property offers the privacy of acreage living without sacrificing convenience. This is more than a beautiful home—it's a place where family celebrations become traditions, weekends are spent outdoors, and every season brings something new to enjoy. A truly exceptional estate property offering space, privacy, and a lifestyle that's increasingly hard to find.