



GRASSROOTS
REALTY GROUP

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17195 316 Avenue E
Rural Foothills County, Alberta

MLS # A2338231



\$2,750,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,017 sq.ft.	Age:	2016 (10 yrs old)
Beds:	8	Baths:	7 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	3.12 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Gazebo, Landscaped		

Heating: In Floor, Forced Air, Natural Gas, Steam, Zoned

Water: Cistern, Private, Well

Floors: Carpet, Hardwood, Stone, Tile, Vinyl, Wood

Sewer: Mound Septic, Pump, Septic System, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 9-21-29-W4

Exterior: Cement Fiber Board, Composite Siding, Concrete, Stone

Zoning: CRA

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Shelves & Wardrobes in the Sports Room, Gazebo, Dog house, TV in the kitchen, Energy Star Dryer(2), Energy Star Washer (2), Samsung Fridge in Pantry, Outdoor Speakers, Sonos Amplifier.

Some homes are built to impress. This one was built to breathe. Tucked at the end of a quiet cul-de-sac on 3.12 private acres, 17195 316 Avenue E offers the rare combination so many acreage buyers are searching for: privacy, space, luxury, and everyday convenience just minutes from Okotoks and a short drive to South Calgary. With over 7,000 sq. ft. of total developed living space, this custom-built estate was designed for real life at scale. The grand entry sets the tone with soaring ceilings, natural light, and a stunning floating Alderwood staircase, but the true strength of the home is how effortlessly it functions. The main floor is built for gathering, hosting, and staying organized. The kitchen is the heart of the home with double Alder islands, Jenn-Air professional appliances, a copper farmhouse sink, and enough prep and serving space for everything from quiet mornings to full house celebrations. Multiple living and dining areas create flexibility, while the private office, oversized mudroom/laundry area, dedicated sports room, and heated garages make day-to-day life feel easier. Upstairs, you'll find 5 bedrooms + home office + bonus room all on the top level, including a peaceful primary retreat with a spa-inspired ensuite and oversized walk-in closet. The additional bedrooms are generously planned, many with walk-in closets and bathroom access, giving everyone room to spread out. The fully finished lower level adds even more flexibility with two additional bedrooms, a large recreation and games area, fitness space, and room for guests, hobbies, movie nights, or extended stays. Outside, the acreage completes the lifestyle. Enjoy mature trees, no neighbours behind, city views, a front veranda, private gazebo, firepit area, BBQ space, RV hookups, generous parking, and room to truly breathe. This is more than a large luxury home on land. It is privacy

without isolation. Luxury without stiffness. Space without wasted space. A rare near-city acreage designed for the way life actually unfolds. 17195 316 Avenue E — a private retreat minutes from everything.