



GRASSROOTS
REALTY GROUP

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32183 552 Highway E
Rural Foothills County, Alberta

MLS # A2338541



\$1,790,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	4,603 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Driveway, Electric Gate, Garage Door Opener, Oversized, Triple Garage Attached		
Lot Size:	3.90 Acres		
Lot Feat:	Lawn, Pasture, Private, See Remarks		

Heating:	Boiler, In Floor, In Floor Roughed-In, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-21-29-W4
Exterior:	Cement Fiber Board, Concrete, ICFs (Insulated Concrete Forms), Silent Floor Joists	Zoning:	CR
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wood Counters		

Inclusions: All furniture and equipment is negotiable. Legal suite appliances include Fridge, Stove, Microwave hood fan, Dishwasher, Washer, Dryer, .

Welcome to this beautiful, built-in-2024 home offering an exceptional blend of modern design, comfort, and acreage living! Step inside to a spacious foyer leading you into the open-concept layout where the living room, dining area, and kitchen flow seamlessly together—perfect for everyday living and entertaining alike. This property features 3 bedrooms on the main floor, including a spacious primary bedroom with a large walk-in closet and a luxurious 5-piece ensuite. Two additional main-floor bedrooms share a 5 piece Jack-and-Jill ensuite bathroom, providing privacy and convenience for family or guests. Upstairs, the open loft overlooks the main floor and includes a large storage area, plus an exterior walkway that leads to a private mother-in-law suite—ideal for multi-generational living, guests, or a flexible lifestyle setup. Adding even more value, there is also a full semi-detached 2 bedroom 2 bathroom secondary suite currently being used as a short-term rental, offering fantastic potential for supplemental income. Outside, enjoy the peace and freedom of 3.9 acres, complete with horse facilities, making this a wonderful fit for equestrian enthusiasts. Location is a standout as well—this home is across the street from Heritage Heights School (Jr K-9), St. Francis of Assisi Academy (K-9), and the Scott Seamans Sports Rink. And with easy access to nearby amenities, you’re just 11 minutes to the charming town of Okotoks and 13 minutes to Calgary. A rare opportunity that truly checks every box—space, lifestyle, and location. Schedule your private viewing today!