



GRASSROOTS
REALTY GROUP

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8 Shannon Loop
Rural Foothills County, Alberta

MLS # A2342364



\$2,275,000

Division:	Shannon Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,868 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Triple Garage Detached		
Lot Size:	2.99 Acres		
Lot Feat:	Landscaped, Many Trees, No Neighbours Behind		

Heating: In Floor, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: ICFs (Insulated Concrete Forms), Stucco

Foundation: ICF Block

Features: Bookcases, Built-in Features, Chandelier, Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Vaulted Ceiling(s), Wet Bar

Inclusions: n/a

Water: Cistern, Well

Sewer: Engineered Septic, Holding Tank

Condo Fee: -

LLD: 26-21-29-W4

Zoning: CR

Utilities: -

The Shannon Estates Masterpiece, nestled on 2.99 beautifully landscaped acres this extraordinary 5,510 sq. ft. walkout bungalow seamlessly blends old-world Parisian elegance with state-of-the-art Canadian craftsmanship. Positioned perfectly on a hillside with ideal drainage and breathtaking, open western views, this estate is located just 10 mins south of Calgary & 10 minutes NE of Okotoks. Architectural Integrity & Structural Superiority - Built with a commitment to longevity and peak energy efficiency, this home took 22 months to meticulously construct. Insulated Concrete Form (ICF) Construction: 12-inch thick walls provide unparalleled insulation, structural soundness, and quiet living. Premium Glazing: Outfitted with triple-pane Pella windows - 52 windows in total flooding the home with natural light. Advanced Climate Control: Equipped with radiant in-floor heating, fan coil system, and 1 year old central A/C unit. Exceptional Efficiency: Remarkable average utility costs of just \$540/mth for a home of this scale. The Epicurean Kitchen designed as the true heart of the home, this bright, high-ceilinged culinary space pairs French Country charm with professional-grade performance. Premium Appliances: features a 7-burner Wolf gas range and a Sub-Zero integrated refrigerator. Dual Granite Islands: Expansive workspaces perfect for meal preparation and casual gathering. Designer Accents: Elegant Parisian chandeliers cast a sophisticated glow over custom cabinetry. Seamless Entertaining: Enjoy direct, effortless flow into the formal dining room. Main Floor Luxury & Living Spaces. Boasting 10-foot ceilings and rich, exotic hardwood flooring. The main level is thoughtfully engineered for both grand entertaining and intimate family life. Primary Retreat: An impressive sanctuary featuring soaring vaulted ceilings and a spa-inspired ensuite with a

deep soaker tub, oversized walk-in shower, and premium finishes. Outdoor Oasis: living spaces open onto a full-length deck with a built-in BBQ, creating the ultimate venue for watching spectacular Alberta sunsets. A highly functional mudroom & main floor laundry round out the main floor. The Ultimate Walkout - Lower Level: The fully developed, south-facing walkout basement offers an abundance of recreational and guest spaces. Leisure & Hospitality: Sprawling family and recreation rooms complete with a sleek wet bar. Wine Cellar: A custom, dedicated space tailored for storing and showcasing your favorite vintages. Accommodations: Three additional large bedrooms, 1 used as a spacious office, supported by a functional Jack-and-Jill 4-piece bathroom and a refined 2-piece powder room. Wellness: A dedicated exercise room completes the lower-level layout. Detached Triple Garage - 900 sq. ft. offers ample space for a car collection. Education & Amenities: Premium schools, shopping & amenities are minutes away, with both St. Francis of Assisi and Heritage Heights Schools within easy walking distance. C'est pr  t pour vous - welcome home.