



GRASSROOTS
REALTY GROUP

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16198 262 Avenue E
Rural Foothills County, Alberta

MLS # A2342579



\$2,998,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,582 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Aggregate, Driveway, Garage Door Opener, Garage Faces Front, Heated Gar		
Lot Size:	5.58 Acres		
Lot Feat:	Dog Run Fenced In, Gazebo, Gentle Sloping, Many Trees, Private, See Rema		

Heating:	Boiler, Fan Coil, In Floor, Natural Gas	Water:	Well
Floors:	Carpet, Cork, Laminate, See Remarks, Tile	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-21-29-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Primary closet - mirror, shoe rack & jewelry board. Main floor wet bar - wine/beverage cooler. Washer & dryer. Pantry chest freezer (as is). Laundry room - hanging rack & ironing board. Living room TV bracket. Basement - TV bracket, pool table, 3 bar stools, refrigerator in bar area. All window coverings. Garage - wire shelving & garage door opener controls (4). Yard - gazebo behind garage, garden arbour, raised wooden garden beds, solar lights. Shed shelving.

Elevated hillside acreage, executive custom bungalow, over 6,985 sq. ft. of premium-crafted developed space, remarkable privacy, breathtaking views and an exceptional location between Calgary and Okotoks. Thoughtfully designed and built with impeccable attention to detail, craftsmanship and quality throughout. Simply move in and start living. This is a truly turn-key property where the acreage lifestyle begins as soon as the last box is unpacked. Every aspect of the home has been thoughtfully designed for both style and function, with extensive custom millwork, built-ins and cleverly planned storage throughout. Outside, meticulously maintained landscaping and established outdoor living spaces reflect the same level of attention. The main entry opens beneath 12-foot ceilings that continue into the living room, where windows showcase the views. The dining room features walls of windows and a striking 17-foot circular vaulted ceiling with wood detailing. The kitchen makes its own statement with a soaring 17-foot vaulted ceiling accented by wood beams. Granite counters, a generous island, premium built-in appliances and custom cabinetry combine style and function. Off the kitchen, the three-season room with gas fireplace connects to landscaped grounds with a gazebo, raised garden beds and pathways, and to the full-length elevated rear deck overlooking the Bow River Valley and south Calgary. Below, a sheltered stamped-concrete patio opens to the lawn. Custom cabinetry leads to a huge walk-in pantry, powder room and laundry with built-in storage, raised dog wash and access to a fenced dog run. The primary suite features a 17-foot vaulted ceiling, large windows and views. The ensuite includes heated travertine floors, soaker tub, oversized shower and separate water closet, with extensive custom closet storage. The walkout basement carries the

same quality throughout, with 9-foot ceilings, in-floor heat, large windows, gas fireplace, custom built-ins and a second wet bar. Two large bedrooms, full bath and gym provide room for family and guests. Additional space allows for future bedrooms or living areas, plus abundant storage and an insulated cold room. A private staircase to the garage adds potential for multi-generational living. The heated four-bay garage is a mechanic's dream, with one bay prepared for a vehicle hoist with reinforced concrete, structural support and electrical in place. The elevation, mature landscaping and positioning of this home create an incredible degree of privacy while preserving the panoramic views that define this hillside setting. Here, country living means room to breathe, space to gather and the freedom to enjoy your property in comfort and privacy. This is more than just a beautiful home—it is a rare opportunity to have the setting, the space and the lifestyle all in one place. Your acreage dream starts here.