



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

17 Oak Avenue
Okotoks, Alberta

MLS # A2344314



\$2,485,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,047 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Oversized		
Lot Size:	13.84 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Dog Run Fenced In, P		

Heating:	Fan Coil, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	NA
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	Appliances in suite: Refrigerator, Gas Range, Dishwasher, Washer, Dryer, Microwave Hood Fan		

Once in a lifetime opportunity downtown Okotoks 13.84 acres across two titles, with a remarkable 4,000+ sq. ft. custom home tucked privately into the Sheep River Valley. The main residence is surrounded by natural green space, mature trees and wildlife, yet sits within walking distance of downtown shopping, restaurants, schools, recreation, fishing and the Okotoks pathway system. The second title includes approximately 10.7 acres that are serviced and ready for a future build, creating an exceptional opportunity for multi-generational living, a family compound, or the flexibility to build and sell separately. The home itself is unlike anything typically found in town. Its award-winning masonry exterior is finished in natural local sandstone and fieldstone, complemented by an original Rumford-style fieldstone fireplace and chimney. Fir lumber frame construction, 7–11 inch thick exterior walls, R50 attic insulation and energy-efficient windows speak to the quality and thought that went into the build. Inside, the kitchen features cherry cabinetry, granite countertops and a large island. Natural fir continues throughout the home with solid fir doors, moldings and fir hardwood flooring, along with tile in select areas. Multiple outdoor spaces take advantage of the setting, including three main-floor decks and second-storey balconies positioned to enjoy both sunrise and sunset views. Above the triple attached garage is a 534 sq. ft. bonus room/home office with heated tile floors, seven windows, hardwired data, and separate access from either the primary bedroom or the garage. The property also includes a private, self-contained 534 sq. ft. legal cottage suite with its own front and rear entrances, independent utilities, kitchen, bedroom, living area, bathroom and laundry. Additional features include a private driveway, wiring for a future security gate, electronic

exterior door locks, and hardwiring throughout the home for cameras, motion detectors, glass-break sensors and door sensors. A property like this is exceptionally difficult to replicate — acreage privacy, two titles, future building potential and more than 13 acres, all within the town of Okotoks.