

17195 316 Avenue E
Rural Foothills County, Alberta

MLS # A2256955



\$2,900,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,044 sq.ft.	Age:	2016 (9 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, Front Yard, Gazebo,		

Heating:	In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Radiant, 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:	Finished, 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), Chandelier, Crown Molding, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	Shelves in the Sports Room, Gazebo, Dog house, Washer(3), Dryer(3), TV in the kitchen		

Welcome to an extraordinary CUSTOM-BUILT estate where functional luxury and privacy meet in perfect harmony. Set on 3.12 acres at the end of a quiet cul-de-sac with no neighbours behind, this residence offers more than 7,000 sqft of impeccably designed living space across three levels and a seamless balance of serene country living with city convenience. As you step inside the foyer, the 20-foot ceilings might be the last thing you notice as the adjacent awe-inspiring floating Alderwood staircase immediately grabs your attention and sets a tone of refined craftsmanship. While still standing in the foyer, the open concept design allows you to look past the raised dining room with coffered ceiling, double-sided stone fireplace and living room into the nook with its own 14-foot vaulted ceiling and a panoramic view of the backyard. The gourmet kitchen is a chef's dream that features floor-to-ceiling custom cabinetry, double 8-foot Knotty Alder Islands, Jenn-Air Professional 36" Dual Fuel 6-Burner Range & Jenn-Air Professional Convection Wall Oven, 40" Native Trails Copper Farmhouse sink, and the striking combination of quartz and leathered granite countertops provides seemingly endless counter space. The main floor also includes a private office ideal for working from home, along with two mudrooms that provide entrance into the home from both heated garages. This magnificent home includes 8 BEDROOMS (each with its walk-in closet) and 7.5 BATHS (in total) with a fully developed basement. Upstairs, you'll find six bedrooms, including the luxurious primary retreat with an oversized walk-in closet and a beautifully appointed ensuite, along with five bedrooms. There is room for extended family or multi-generational living. The fully finished basement boasts a massive recreation room/games room, two spacious bedrooms and

storage. Comfort and efficiency are paramount with in-floor radiant heating, built-in multi-zone sound system and instant hot water throughout the house. The home comes equipped with water treatment, a dedicated sports room, ample storage and even three washers and three dryers to keep pace with an active lifestyle. Enjoy outdoor living at its finest with a large front veranda, a private gazebo surrounded by maturing trees, a firepit / BBQ area, and stunning views of the Calgary Skyline. There is room for your RV, complete with full RV hookups, along with ample parking spaces for more cars than you can imagine. The property is just outside of Okotoks corporate limits (500m), offering you the choice of public and Catholic schools within 5 minutes or private schools less than 10 minutes away from the house. This premium property delivers unrivalled space, privacy and craftsmanship making it a rare offering, add in its ideal location, it's a one of a kind offering on the market today!