



**GRASSROOTS**  
REALTY GROUP

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402002 80 Street W  
Rural Foothills County, Alberta

MLS # A2214118



**\$1,975,000**

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	3,073 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Heated Garage, Insulated, Over		
Lot Size:	20.81 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscap		

**Heating:** Baseboard, In Floor, Fireplace(s)

**Water:** Well

**Floors:** Ceramic Tile, Cork, Hardwood

**Sewer:** Septic Field

**Roof:** Cedar Shake

**Condo Fee:** -

**Basement:** Finished, Full, Walk-Out To Grade

**LLD:** 17-20-1-W5

**Exterior:** Wood Frame, Wood Siding

**Zoning:** CR

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Beamed Ceilings, Built-in Features, Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Counters, Wood Windows

**Inclusions:** refrigerator (2), basement bar fridge, dishwasher, built in microwave, Brigade gas stove, central vac and attachments, satellite dish, hot tub, window coverings, garage remotes (3), tv and wall mount in basement, tv and wall mount in Primarybedroom, shed, plastic storage bin, house gas generator, gas BBQ, washer, dryer

Calling all horse lovers&mdash;imagine your dream lifestyle with the perfect balance of open pasture, mature trees, and a ready-to-ride outdoor arena! Let's pair that with a stunning, professionally renovated home, nestled in a hillside setting boasting incredible mountain and valley views. This secluded yet conveniently located 20-acre property offers a rare opportunity to enjoy luxury living in a serene, natural setting that is totally private and not in a subdivision. Located just 10 minutes west of Okotoks and 30 minutes from Kananaskis Country, it is a perfect blend of modern rustic elegance and tranquil living with unparalleled Rocky Mountain views. Offering 5 bedrooms and 3.5 bathrooms, this beautifully renovated home, completed in 2014, features exquisite custom woodwork throughout, including reclaimed hardwood floors and floating stairs. The home's open layout is highlighted by vaulted ceilings with exposed beams, and two double-sided stone fireplaces. The expansive gourmet kitchen is the heart of the home where you'll enjoy relaxing with family or entertaining guests. An outstanding feature is the 5 x 10 foot island with a custom made bridge plank top that anchors the space. Additional features include a gas range with double ovens, a speed convection microwave, dual apron sinks, and custom cabinetry. The luxurious Primary Retreat includes an ensuite with soaker tub, double sinks and steam shower, plus a spacious walk-in closet. Enjoy your morning coffee from the private balcony and marvel at the incredible view! Bedrooms 2 and 3 feature bay windows with mountain views and fantastic loft spaces that give a tree house feel to each room. Bedroom 4 looks out to the rear forest and provides a tranquil retreat for your guests. The bathroom in this wing of the home includes double sinks and granite countertop. The walk-out basement features a

5th bedroom, wet bar, a two-sided wood burning stone fireplace, and a deluxe bathroom with steam shower and custom boulder sink. In-floor heat and cork flooring make this walk-out a comfortable area to enjoy family time. The heated oversized double garage allows for tandem parking of 2+ vehicles. The outdoor space is equally impressive with double west-facing decks with glass railing, a stamped concrete patio with a hot tub, and a private rear deck oasis. Equestrian enthusiasts will appreciate the 100x200 square foot professional outdoor riding arena as well as the 40x60 square foot quonset with water, electricity, tack room, hi-hog stall, and interior paddock. A Ritchie livestock waterer is located outside the Quonset along with an additional horse shelter. The entire property is fenced and cross-fenced to allow for separate grazing areas.