



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**32015 292 Avenue E**  
**Rural Foothills County, Alberta**

**MLS # A2241609**



**\$1,499,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,293 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	5.00 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Cleared, Corner Lot, Corners Marked, Dog Run Fenced In,		

<b>Heating:</b>	Boiler, Central, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Concrete, Hardwood, Tile	<b>Sewer:</b>	Engineered Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	RM1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Wired for Data		
<b>Inclusions:</b>	240 volt connection for RVs		

For more information, please click the "More Information" button. Safely ride horses and play on your Acreage Home neighbouring Calgary. Embrace the luxury of rural living on a gated 5-acre estate just 10 min south of Calgary and 10 min north of Okotoks. Your next acreage-home is centrally located and designed to provide green tranquility with purpose, with the security from rural critters. Your new home is perfectly positioned for a 10-minute to Calgary's Seaton South Health Campus and VIP Theatres, a 30-min drive to downtown Calgary Tower, a 35-minute trip to Calgary International Airport or 70 min to beautiful Kananaskis. Families will love the 3-min drive to two K to 9 schools, with buses stopping at your gate and an incredible family-oriented neighborhood. Your mature-landscaped acreage is a safe haven for families, professionals, and nature enthusiasts. Offering room for up to three horses or equivalent, and the MD provisions for a 2400 sq/ft shop or barn, your fully buffalo-grade fenced property, has a 10,500 sq/ft driveway, 110v-powered gates.&nbsp;Step inside your new home, offering over 3,500 sq/ft of living space across three levels, all with 9 ft ceilings. The house features four bedrooms upstairs and four bathrooms throughout. Enjoy the luxury comfort of twin furnaces with built-in air conditioners, an in-floor heated basement and garage. The oversized 3-car garage is equipped with a dog-wash station and has inside and outside 240v/50-amp connection for car lifts and RVs. The garage rear-door links to your enclosed 19D Swimspa, singles-tennis size court and 220 sq/foot detached shop with the equipment and gear to manage your new acreage home. Upstairs, your regal bedroom retreat has a spa-inspired ensuite and walk-in closet, with the other three large bedrooms fortified by another granite counter two-room full bathrooms.

The main floor boasts a large gourmet kitchen with same granite countertops, stainless steel appliances, and a Costco-grade pantry. This space seamlessly merges your massive mudroom with an open-designed dining area, fireplace relaxation area, media-living space, and a separate front-door office. The home's lower level is designed for year-round fun, work, and relaxation in mind; with a theatre area, center gym area, and large hobby/study rooms with large windows. This 5-acre, three level, 3500 sq/ft home is modern Canadian rural living, just ten minutes from the fifth most livable city in the world!!!