



GRASSROOTS
REALTY GROUP

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274045 Haven's Gate E
Rural Foothills County, Alberta

MLS # A2254214



\$1,395,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,270 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.11 Acres		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Greenb		

Heating:	Central	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial, Partially Finished, Walk-Up To Grade	LLD:	23-21-29-W4
Exterior:	Mixed, Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Storage		

Inclusions: equipment shed, hot tub

Backing onto a environmental reserve, this large bungalow is nestled into a beautifully treed and secluded 3.11 acre lot, This is the homestead of Harmony ridge estates making it the most desirable location! Only 10 minutes from the Town of Okotoks and only 14 minutes to Calgary's South Health Campus Hospital With two schools and Scott seaman sports rink only 2 min down the road, Country living with walking distance to schools and Hockey. Can it get any better? As you enter the property at the end of a cul-de-sac that is paved think of the kids ripping bikes or scooters but still able to be adventurous in the woods. Drive down the driveway and think about how easy it would be coming home each day as you pull into the garage with entry to main floor and steps down from garage to basement (mud room/ laundry room) toss the hockey gear down to dry out and be fresh for the next game! Enter the home on the East side through front door, here you will see the most lovely screened in 3 season room for family nights or friends over for a glass of your favourite beverage, and if no one is over grab a book and listen to nature as you wind down from the day. Inside you will find a office or convert back to upstairs laundry room (all hookups still in place) A wonderful kitchen that leads to a massive deck that is west facing with stunning views and a hot tub that tops it off, walk back in to a formal dinning area and massive family living room, and then check out the 3 large bedrooms with all new windows. Downstairs you will find another large family room / games room a 4th large size bedroom and another bathroom and completing the space is a massive storage room equipped with a cold room, laundry and storage. This house has a new well installed 2022 producing 7.5gpm and 2 newer furnaces, AC, Copper and pex plumbing. It's just amazing what else can

I say! Come call Haven's Gate your haven today!