



**GRASSROOTS**  
REALTY GROUP

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242027 27 Street E  
Rural Foothills County, Alberta

MLS # A2256079



**\$2,500,000**

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                      |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | 1 and Half Storey, Acreage with Residence                                 |        |                   |
| Size:     | 3,337 sq.ft.                                                              | Age:   | 2014 (12 yrs old) |
| Beds:     | 5                                                                         | Baths: | 3 full / 1 half   |
| Garage:   | Drive Through, Heated Garage, Insulated, Oversized, Quad or More Attached |        |                   |
| Lot Size: | 5.14 Acres                                                                |        |                   |
| Lot Feat: | Cul-De-Sac, Many Trees, Private                                           |        |                   |

|             |                                                                                                                                                                                                                        |            |                           |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------------------|
| Heating:    | In Floor, Forced Air                                                                                                                                                                                                   | Water:     | Well                      |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                                         | Sewer:     | Septic Field, Septic Tank |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                        | Condo Fee: | -                         |
| Basement:   | Full                                                                                                                                                                                                                   | LLD:       | 33-21-29-W4               |
| Exterior:   | Brick, Composite Siding, Wood Frame                                                                                                                                                                                    | Zoning:    | CR                        |
| Foundation: | Poured Concrete                                                                                                                                                                                                        | Utilities: | -                         |
| Features:   | Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar |            |                           |
| Inclusions: | Bonus Room Bar Fridge, Kitchen Bar Fridge, Electric Gate Remote                                                                                                                                                        |            |                           |

Car enthusiasts!! Set on 5.14 acres of stunning treed and open landscape, just minutes from Calgary and Okotoks, this exceptional custom-built modern farmhouse offers a rare balance of architectural refinement, privacy, and natural beauty. Designed for those who appreciate craftsmanship and quiet luxury, the home presents as a private estate—serene, elegant, and timeless. A paved, curved driveway leads to a gated entrance, introducing a picturesque setting of green space and mature trees. Inside, 17-foot vaulted ceilings and expansive windows fill the main living spaces with natural light, creating an immediate sense of openness and calm. The living room is anchored by a refined gas fireplace and custom built-ins, offering a warm and inviting atmosphere for both everyday living and intimate gatherings. At the heart of the home, a chef-inspired kitchen blends beauty and function, featuring premium Miele appliances, a substantial island with hammered stainless vegetable sink, and a concealed walk-in pantry. The adjoining dining area, enhanced by skylights, flows seamlessly onto a wrap-around deck through French doors—perfect for alfresco dining and peaceful moments overlooking the stunning views. The main-floor primary retreat is a sanctuary of comfort, with vaulted ceilings, a barn wood feature wall, and a spa-inspired ensuite complete with in-floor heating, freestanding soaking tub, walk-in glass shower, and a custom-fitted walk-in closet. A dedicated office, laundry room, and mudroom complete the main level with thoughtful functionality. Upstairs, above the garage, is a versatile bonus room with built-in bar and games area provides an inviting space for relaxation or entertaining, while two additional bedrooms with window seats share a beautifully appointed bathroom. The fully developed lower level offers a billiards area, full bar,

spacious recreation room, and two more bedrooms—ideal for hosting guests. The HEATED 5-CAR GARAGE has 3 garage doors has dog wash and a work bench. With an RV hook-up, and private walking paths throughout the fully fenced property, this estate delivers elevated acreage living just moments from some of Heritage Pointe, Carmoney and Cottonwood Golf Courses plus city convenience. Contact your favourite realtor today to arrange a private showing.