



GRASSROOTS
REALTY GROUP

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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:	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 a truly special custom-built estate tucked away on 3.12 private acres at the end of a quiet cul-de-sac. With no neighbours behind, peaceful views, and more than 7,000 sq. ft. of beautifully designed living space, this home feels like your own private retreat, yet you're just minutes from Okotoks and Calgary. What makes this place so special is how effortlessly luxury and livability come together. The moment you step inside, the soaring 20-foot ceilings and stunning floating Alderwood staircase make a lasting impression. The open layout feels warm and welcoming, with sunlight streaming through every window and open views that connect the dining room, living room, and cozy nook overlooking the backyard. The kitchen is the true heart of the home — spacious, stylish, and made for gatherings. It features double 8-foot Alder islands, Jenn-Air professional appliances, and a gorgeous copper farmhouse sink. Whether you're cooking for two or hosting the whole family, there's room (and counter space) for everyone. This home was designed for real life with heated garages, two mudrooms, and even a private office that makes working from home easy. With 8 bedrooms and 7.5 bathrooms, there's space for everyone to spread out. Upstairs, you'll find six bedrooms, including a serene primary suite with a spa-like ensuite and an oversized walk-in closet. The fully finished basement adds two more bedrooms, a massive games and recreation area, and a dedicated sports room. Comfort is built right in — with in-floor heating, multi-zone sound, and instant hot water. There are even three washers and three dryers, perfect for a big household or multi-generational living. Step outside and you'll see why this property is such a gem. Enjoy mountain and city views, relax on the front veranda, gather

around the firepit or BBQ area, or unwind under the private gazebo surrounded by mature trees. There's plenty of parking, full RV hookups, and more than enough space for guests and toys. You'll love how close everything is — public and Catholic schools are within 5 minutes, and private schools are just a short drive away. It's the best of both worlds: country living with city convenience. This home is more than a mansion — it's a lifestyle. Thoughtfully designed, beautifully built, and perfectly located, 17195 316 Avenue E is a rare find that truly has it all.