



**GRASSROOTS**  
REALTY GROUP

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**326055 20 Street E**  
**Rural Foothills County, Alberta**

**MLS # A2257462**



**\$1,349,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,209 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	3.86 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	4-21-29-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** N/A

Nestled just north of Okotoks on just under four picturesque, park-like acres, this hillside bungalow offers an exceptional blend of privacy, tranquility, and convenience—only minutes from amenities, schools, and services. A gently curved driveway leads to the inviting wraparound front porch and ample guest parking. Inside, the spacious foyer opens to hardwood floors, soaring vaulted ceilings, and a beautifully designed living and dining area highlighted by a custom entertainment centre and a gas fireplace with mantle. The kitchen features a cozy breakfast nook, oversized pantry, and direct access to the wraparound deck—perfect for outdoor dining and barbecuing. An enclosed sunroom provides additional year-round enjoyment or the option of a greenhouse. The main level is complete with two generously sized bedrooms, including a comfortable primary retreat. The fully developed walkout lower level is designed for family living and entertaining. A curved staircase leads to the expansive billiard and family rooms, complemented by a guest bedroom with ensuite access to a five-piece bath, a hot tub room awaiting your finishing touches, plus an office, bar area, and mechanical room with convenient service access to the garage. Car enthusiasts and hobbyists will appreciate the heated, insulated four-car attached garage, offering abundant space and functionality. Outdoors, mature perimeter trees provide rare privacy, while the gently sloping landscape leads to private retreats, garden areas, and a water dugout that doubles as a charming skating rink in winter. This is a truly special property where peace, space, and nature come together—available for immediate possession.