



**GRASSROOTS**  
REALTY GROUP

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**322050 20 Street E**  
**Rural Foothills County, Alberta**

**MLS # A2264731**



**\$1,500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split, Acreage with Residence		
<b>Size:</b>	3,130 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	5.00 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Rectangular Lot, Treed, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	4-21-29-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Kitchen Island, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

breathtaking estate where sophistication meets serenity, just 30 minutes from downtown Calgary and moments from Okotoks. Set on nearly 5 acres of beautifully landscaped land, this custom-built two-storey home captures the essence of country elegance with panoramic mountain views that stretch endlessly across the horizon. The moment you arrive, you're greeted by a grand circular drive and timeless exterior that sets the tone for what lies inside. A barrel-vaulted entryway leads to an inviting open-concept layout, blending warm wood tones, soaring ceilings, and picture windows that frame the surrounding countryside. The gourmet kitchen is a chef's dream — featuring an expansive island with gas cooktop, quartz counters, rich cabinetry, and brick archways that add character and charm. Flowing seamlessly into the formal dining and great room, this space is designed for both intimate dinners and elegant gatherings. Upstairs, the primary suite is a private retreat with stunning views, a luxurious spa-inspired ensuite, and walk-in closet. Two additional bedrooms share a stylish Jack-and-Jill bath, while the fully finished lower level offers 9' ceilings, a large family room, games area, and custom-built bar — perfect for entertaining. Outside, enjoy evenings on the deck surrounded by mature trees and endless skies. This property captures everything buyers dream of in an acreage: luxury, privacy, and proximity — only minutes to town yet worlds away from the bustle.