

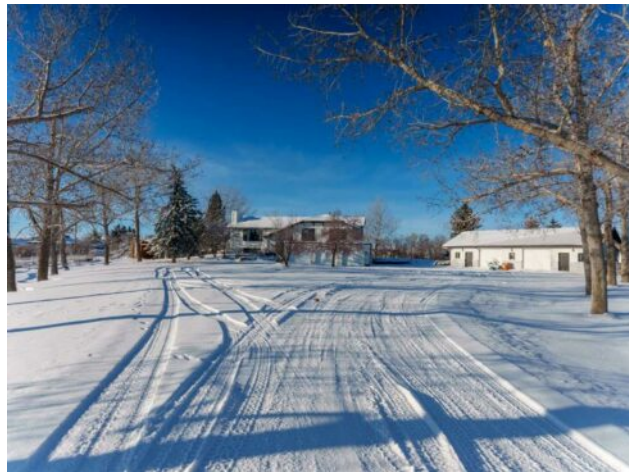


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

434205 32 Street E
Rural Foothills County, Alberta

MLS # A2275355



\$1,349,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bi-Level | | |
| Size: | 2,216 sq.ft. | Age: | 1984 (42 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 5.00 Acres | | |
| Lot Feat: | Back Yard, Fruit Trees/Shrub(s), Garden | | |

| | | | |
|--------------------|---|-------------------|---------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Ceramic Tile, Cork, Hardwood | Sewer: | Septic Field, Septic Tank |
| Roof: | Concrete | Condo Fee: | - |
| Basement: | Full | LLD: | 33-19-29-W4 |
| Exterior: | Brick, Stucco, Wood Siding | Zoning: | CR |
| Foundation: | Wood | Utilities: | - |
| Features: | Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, See Remarks, Soaking Tub, Wet Bar | | |

Inclusions: N/A

This exceptional 5-bedroom, 3-bath residence offers over 4,000 sq ft of beautifully appointed living space. It sits on 5 acres with sweeping mountain views and is set up for horses. Highlights include: extensive 2018 renovations, air conditioning, soaring ceilings, two fire places and a triple oversized garage. A striking entry with a curved staircase leads to a sun-filled living room featuring vaulted open-beam ceilings and a dramatic floor-to-ceiling stone wood-burning fireplace. The dining area opens to a west-facing deck, ideal for entertaining. The bright chef's country kitchen is designed for gatherings, showcasing an oversized island, quartzite countertops, farmhouse sink, bar fridge, 6-burner gas range, and custom floor-to-ceiling cabinetry concealing the fridge/freezer. The spacious primary suite offers a walk-through closet and a spa-inspired 5-piece ensuite with a clawfoot tub. The walk-out lower level provides an inviting family retreat with fireplace, wet bar, generous entertaining space, two additional bedrooms, and a laundry/mudroom with garage access. The property features mature trees, garden or orchard areas, chain-link and pipe fencing, cross-fencing, a small barn, two stock waters, and a workshop. Perfect for a large family and entertaining, this exceptional home offers country living at its finest—just minutes from all amenities as it is conveniently situated between Okotoks and High River.