



**200, 32075 402 Avenue W  
Rural Foothills County, Alberta**

**MLS # A2277731**

**\$1,350,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey, Acreage with Residence	
<b>Size:</b>	6,782 sq.ft.	<b>Age:</b> 2000 (26 yrs old)
<b>Beds:</b>	8	<b>Baths:</b> 4 full / 4 half
<b>Garage:</b>	Double Garage Attached, Oversized, Parking Pad, RV Access/Parking	
<b>Lot Size:</b>	5.02 Acres	
<b>Lot Feat:</b>	Private, Treed, Views	

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Wood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	10-20-1-W5
<b>Exterior:</b>	Cedar, Wood Frame, Wood Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Natural Woodwork, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Discover the ultimate retreat at this secluded hilltop estate, boasting breathtaking mountain views and nestled on over 5 acres of lush land. YOU WILL NOT FIND A BETTER PRICE PER SQUARE FOOT HOME! This stunning cedar-wrapped residence features 8 spacious bedrooms and 8 bathrooms, offering nearly 8,200 square feet of beautifully developed space. Fully fenced and perfect for horses or family pets, this property provides ample room for a large family to thrive. Enjoy the serene surroundings, complete with mature trees and expansive views. The home includes two master bedrooms, a main floor bedroom, and a separate office space. A remarkable 1,363 square-foot recreation/flex room awaits, ideal for a dance or art studio, games room, or even converting back into an indoor pool. Step outside to unwind around the fire pit, take a dip in the new swim spa, or explore the picturesque walking and riding trails among the mature landscaping. With plenty of accommodations for out-of-town guests, including RV parking, this home is perfect for entertaining. Special features such as hand-scraped hardwood flooring throughout, granite countertops, upgraded appliances, a cozy wood-burning stove, and generously sized bedrooms and bathrooms enhance the appeal of this family haven. Conveniently located just a short 7-minute drive from Okotoks, this estate offers the perfect blend of privacy and accessibility.