



**GRASSROOTS**  
REALTY GROUP

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200, 32075 402 Avenue W  
Rural Foothills County, Alberta

MLS # A2277731



**\$1,350,000**

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

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Wood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-20-1-W5
Exterior:	Cedar, Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Natural Woodwork, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: 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.