



**GRASSROOTS**  
REALTY GROUP

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

402017 23 Street W  
Rural Foothills County, Alberta

MLS # A2280815



**\$1,880,000**

|                  |                                                                              |               |                  |
|------------------|------------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Mountain View Estates                                                        |               |                  |
| <b>Type:</b>     | Residential/House                                                            |               |                  |
| <b>Style:</b>    | 2 Storey, Acreage with Residence                                             |               |                  |
| <b>Size:</b>     | 4,836 sq.ft.                                                                 | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 4                                                                            | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Additional Parking, Driveway, Electric Gate, Front Drive, Garage Door Opener |               |                  |
| <b>Lot Size:</b> | 3.10 Acres                                                                   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Paved, Private, Tree    |               |                  |

|                    |                         |                   |             |
|--------------------|-------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air              | <b>Water:</b>     | Well        |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Crawl Space             | <b>LLD:</b>       | 11-20-1-W5  |
| <b>Exterior:</b>   | Composite Siding, Stone | <b>Zoning:</b>    | CR          |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -           |

**Features:** Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** 3x Wine Fridge, 2x dishwasher, Dual Refrigerator, Shop Heaters

Welcome to a truly exceptional Foothills estate where refined design, modern luxury, and wide-open space come together in perfect balance. Set on 3.1 fully fenced and gated acres, this impressive 4,800 sq ft residence is tucked into one of the area's most sought-after upscale subdivisions, offering privacy, convenience, and breathtaking views of the mountains, rolling valley, and even glimpses of the city skyline. The striking exterior immediately sets the tone with HardiePlank siding, extensive stone detailing, Gemstone lighting, a welcoming front porch, and a brand new 44'x20' cedar deck designed for entertaining and sunset views roughed in for an outdoor fireplace. A heated 4-car garage and a newly completed 1,420 sq ft detached workshop, architecturally matched to the home with freshly paved access, provide exceptional space for vehicles, hobbies, or ample storage. Step inside to soaring 20-foot ceilings, oversized windows, and sun-filled living spaces anchored by a modern fireplace. The main floor is thoughtfully laid out with a private home office, a grand living room, and a refined dining area with a statement feature wall and fireplace. The chef's kitchen is fully outfitted with newer high-end appliances including a brand new chef's dream gas stove and dual ovens, quartz countertops, a large island, modern cabinetry and a walk-in pantry, perfectly blending function and style. A generous recreational flex space offers endless possibilities. An ideal games room, home gym, theatre, man cave, or easily converted into a main-floor bedroom with exterior access to the massive deck. Upstairs, retreat to a large bonus room with mountain views, the perfect place to relax and unwind. Two spacious bedrooms are connected by a beautifully finished Jack & Jill bathroom, while a designer laundry room adds everyday convenience. Further down the

open hallway you'll find the primary suite that is nothing short of spectacular!! Featuring west-facing mountain views, its own fireplace, and the showstopping en-suite bathroom with top tier luxury, complete with a deep soaker tub, his and hers sinks and vanities, massive walk-in shower, designated water closet, and an expansive walk-in that truly has the WOW Factor. With 3 large bedrooms, 3.5 baths, multiple flex spaces for work, fitness, play, or entertaining, and remarkably efficient utilities, this home delivers both luxury and practicality. Enjoy nearby walking and quad trails, while being just 5 minutes to Okotoks, 7 minutes to Costco, 45 minutes to downtown Calgary, and 50 minutes to the airport. This property truly stands above the rest offering an unmatched combination of location, craftsmanship, space, and lifestyle. Schedule your private tour today and experience a home that genuinely has it all.