

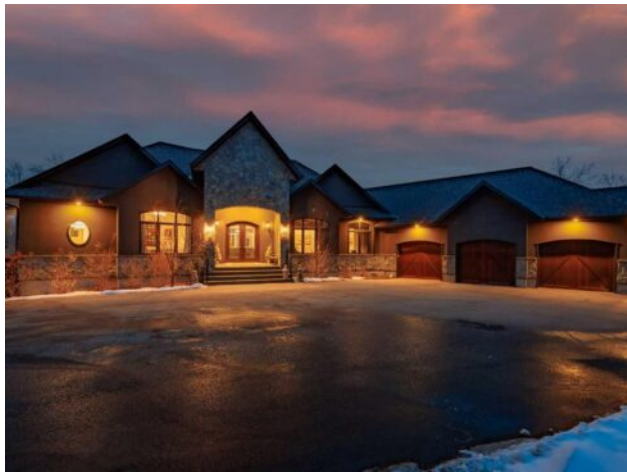


GRASSROOTS
REALTY GROUP

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274097 Haven's Gate E
Rural Foothills County, Alberta

MLS # A2288394



\$2,700,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,410 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Electric Gate, Garage Faces Front, Oversized, Paved, Triple Garage Attached		
Lot Size:	3.16 Acres		
Lot Feat:	Dog Run Fenced In, Environmental Reserve, Landscaped, No Neighbours Be		

Heating: Floor Furnace, Natural Gas

Water: Well

Floors: Ceramic Tile, Hardwood, Marble

Sewer: Mound Septic, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Wood Frame

Zoning: CR

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Shed, Playhouse in rear yard, Outdoor storage cabinet, keypad and two remotes for front gate

As the city fades in your rearview mirror and the trees begin to rise around you, the pace begins to change. Beyond the gates, 3.16 acres of manicured grounds unfold, bordered by environmental reserves and riding trails along two sides. What awaits is not simply an acreage, but a private estate retreat—an escape from the fast pace of the city, where space, quiet, and nature take the lead. Perfectly positioned just minutes from Calgary's city limits and only ten minutes to Okotoks, this three-bedroom, two-bathroom walkout executive bungalow offers the rare privilege of rural tranquility without sacrificing location and urban convenience. Inside, more than 3,400 square feet of main-floor living is defined by openness and scale. Twelve-foot ceilings crown the principal living area, while ten-foot ceilings throughout the remainder of the home maintain a sense of architectural harmony, openness, and space. Expansive windows frame mature trees, filling the interior with natural light and creating a seamless connection to the surrounding landscape. At the heart of the home, the kitchen is both striking and functional. A substantial gas range with grill and copper hood anchors the space, complemented by a built-in wall oven, warming drawer, and full-size refrigerator and freezer wrapped in custom maple-stained cabinetry. The oversized island becomes a natural gathering place, equally suited to quiet morning coffee or elegant entertaining, while a well-appointed butler's pantry with sink provides additional prep space, generous storage, and seamless flow for hosting. The primary suite offers a retreat within the home. Enter through double doors to a serene space warmed by a gas fireplace framed in sandblasted Italian marble, with windows overlooking the aspen canopy beyond. The ensuite feels reminiscent of a private spa, finished

in marble tile with a deep soaker tub beside an oversized picture window, a walk-in glass-enclosed shower, dual vanities, and an expansive walk-in closet with illuminated built-in cabinetry. Direct access to the stunning covered rear deck invites relaxed moments outdoors beneath open prairie skies—an inviting place to unwind and take in the surrounding landscape. The walkout lower level presents an opportunity to expand the estate further, offering ten-foot ceilings, rough-ins for three additional bathrooms, a separate furnace, and access to a stamped concrete patio with pine ceiling and recessed lighting. A dedicated podcast studio is already in place, ideal for entrepreneurs, executives, or creators seeking a private professional space at home. An oversized triple garage, RV parking, paved driveway, gated entry, and a discreet fenced dog run complete the property. This is country living redefined—where privacy, craftsmanship, convenience, and space come together to create a home that feels both grounded in nature and effortlessly refined.