



GRASSROOTS
REALTY GROUP

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

80089 264 Avenue E
Rural Foothills County, Alberta

MLS # A2289089



\$1,450,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	2,144 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Asphalt, Electric Gate, Garage Faces Front, Heated Garage		
Lot Size:	4.82 Acres		
Lot Feat:	Landscaped, Pasture, See Remarks, Views		

Heating:	Forced Air	Water:	Well
Floors:	Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space	LLD:	30-21-28-W4
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 2 TV Mounts (Living Room / Primary Bedroom), Power Gates @ Entrance, Electrical Hose Reel on Garage Ceiling, Security Cameras, Horse - Electric Waterer, Barn Cat with Heated Cat House, Cabinets in Garage (excluding 1), Work Bench with grinder and vise

Where refined country living meets thoughtful design, this exceptional 4.82-acre equestrian estate offers privacy, security, and comfort -15 minutes to South Calgary or Okotoks. Tucked into a peaceful setting, you'll enjoy wide-open space with quick access to shopping, dining, schools, and recreation. Enter through 12-foot double electric gates and follow the newly asphalted, slurry-sealed driveway to a custom 2,143 sq ft bungalow by Triple M Homes, perfectly positioned to capture mountain and pasture views. Inside, vaulted ceilings and abundant natural light create an airy, welcoming atmosphere. The living room is anchored by a gas fireplace with a striking brick feature wall - a warm focal point for gathering and relaxation. Floor plug-ins add flexibility for furniture placement and lighting. The kitchen and dining area form the heart of the home, surrounded by expansive windows that invite the outdoors in. Ideal for both intimate dinners and lively gatherings, this space feels bright and connected to nature. A redesigned butler's pantry with custom cabinetry adds style and practicality, leading to the rear boot room with laundry, storage, and a 1/2 bath. The east wing offers privacy and versatility, featuring a flexible den - perfect as a home office or studio - plus two generously sized bedrooms with large windows and ample closets. These rooms are perfect for family members or guests, offering both space and tranquility. A beautifully finished 4-piece bathroom serves this wing with timeless appeal. Privately situated on the other side of the home, the primary suite is a serene retreat. Generous in scale, it flows into a spa-inspired ensuite complete with a freestanding soaking tub, walk-in shower, large vanity, dedicated makeup counter, and a spacious walk-in closet designed to simplify daily living. Outdoor living is

designed for year-round enjoyment: 12' x 16' screened-in deck with gas hookup and panoramic views, 14' x 14' covered south-facing deck for entertaining, hoof-grip finished deck and steps for durability, and a secure enclosed pet area for seamless indoor-outdoor flow. For hobbyists and equestrian enthusiasts, the infrastructure is exceptional. The 30' x 40' insulated, heated triple garage features 9' ceilings, 220 amp service with a separate panel, cabinetry, and a galvanized steel workbench. RV parking includes a 30 amp hookup. The heated barn accommodates 1-2 stalls, a tack room, overhead and man-door access and a rear lean-to for hay or equipment storage. Two cross-fenced pastures (approx. 2.5 acres) and a 90' x 150' riding arena with wind fencing complete this turnkey setup. Located near the Scott Seaman Arena and two local schools, and 15 minutes to South Calgary and Okotoks, this property offers an exceptional balance of luxury, land, and location. Private. Secure. Purpose-built. A rare opportunity to own a turn-key acreage that balances luxury, functionality, and the freedom of wide-open space.