



48229 365 Avenue E
Rural Foothills County, Alberta

MLS # A2289910



\$1,469,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,796 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Fac		
Lot Size:	3.14 Acres		
Lot Feat:	Cleared, Cul-De-Sac, Few Trees, Front Yard, Garden, Lawn, Level, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	26-20-29-W4
Exterior:	Composite Siding, Concrete	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

The perfect location for a city commuter or Okotoks resident! This home is situated just east of Okotoks and Green Haven and is also just a quick three minute drive to Highway 2 north which gets you to Calgary in less than 15 minutes! Drive into this 3 acre parcel and the first thing you notice to the west is the unobstructed skyline full of Rocky Mountains! The exposed aggregate front patio and staircase lead you up and into the home where at that point it is very evident that this house has been a meticulously maintained and upgraded since the year of purchase. With an office to your immediate right and the main floor, laundry and mudroom to your immediate left. Once a little deeper into the main floor the open concept that leads back to the great oversized windows again shows off those fabulous Mountain View’s. The Kitchen was completely redesigned and rebuilt with beautiful Walnut with custom built-ins for appliances and system for your in ceiling audio. The dining room leads out to a brand new, oversized, spectacular deck with glass railing, and pergola to shade you from the all day sun and sunsets you receive in the backyard. The main floor also hosts one bedroom and a fully remodeled, four piece bathroom. Now upstairs is what makes this home so unique in my mind! THE MASTER RETREAT! The whole second floor is all yours with a massive bedroom, stunning, remodeled, five piece en suite and a massive walk-in closet. One of the biggest highlights has to be the unrivalled Westerly view. The basement is also fully developed with another two bedrooms, four piece bathroom and the great size rec room. Head back outside to the garage or currently used shop that has a current sport court that could easily be converted into another fully enclosed garage. The garage is outfitted with 220 power, heat and water. You will certainly see the attention to detail and

the extreme pride of ownership while viewing this property. Hope you enjoy.