



258060 48 Street W
Rural Foothills County, Alberta

MLS # A2302224



\$1,950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,928 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Detached, Triple Garage Attached		
Lot Size:	5.91 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, P		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	27-21-1-W5
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: refrigerator, wall oven, wall microwave, dishwasher, gas range, 2 bar fridges, washer, dryer, work bench in barn garage, large backup generator in barn garage, window bench in office, armoire in basement bedroom, firepit, greenhouse, 1 horse shelter, 1 auto-waterer, hay elevator and winch for hay loft

Set on 5.91 acres at the end of a quiet dead-end road, backing onto environmental reserve, this exceptional property offers a rare blend of privacy, prestige, and proximity—just 10 minutes to both Calgary and Okotoks, and only 5 minutes to Strathcona-Tweedsmuir School. Framed by breathtaking views and surrounded by open landscape, this is where refined country living meets effortless access to the city. An electric gate welcomes you onto the property, setting the tone for the privacy and exclusivity that awaits. Designed with intention, comfort, and timeless appeal, this is the first time this property has been offered on the market. Built in 2010 by Country Rose Homes, the expansive 5 bedroom bungalow offers 1,928 sq.ft. above grade and over 3200 sq.ft of developed space. Inside, the home unfolds with warmth and scale, as large windows capture the landscape and evening west sun pours in—creating a truly sun-soaked interior that feels both elevated and inviting. The upscale kitchen is a standout, featuring custom cabinetry, a walk-in pantry, and an ideal layout for both everyday living and elevated entertaining. A main floor laundry room and triple attached garage further enhance the home’s thoughtful functionality. The layout offers 3 bedrooms on the main level and 2 additional bedrooms in the fully developed walkout basement, providing exceptional flexibility for family, guests, or multigenerational living. The lower level is anchored by a spacious recreation area and versatile flex spaces, while the primary suite is a private retreat, complete with balcony door and a recently renovated 5-piece ensuite. Step outside to the expansive upper deck, where the rolling foothills meet mountain peaks - a stunning backdrop for both quiet mornings and golden-hour evenings. The land is beautifully set up with 4 fenced pastures, a round pen,

and an automatic waterer—perfect for equestrian use or simply enjoying the space and serenity of acreage living. The barn, finished in douglas fir, is equally impressive, offering 3 oversized custom stalls, a wash bay, tack room, and a large hay loft. Above, a beautifully finished loft space provides the perfect setting for a home office or creative studio with future potential to be suited. Attached to the barn, a 36’ x 12’ shop with an 8’ overhead door adds further versatility. RV parking and electrical hookup is to the side of the triple garage. A backup generator located in the barn ensures peace of mind, while negotiable items—including a quad and mower/plow—offer a seamless transition into acreage life. With unmatched views, refined interior spaces, and a setting that offers both privacy and convenience, this is a rare opportunity to experience the very best of Foothills living. Video tour at <https://rem.ax/4tX98XH>