



**703 Green Haven Place
Rural Foothills County, Alberta**

MLS # A2119265



\$1,639,900

Division:	Green Haven Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,900 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Oversized, Triple Garage Attached		
Lot Size:	0.83 Acre		
Lot Feat:	Irregular Lot, Level		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: Co-operative

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: 27-20-29-W4

Exterior: Composite Siding, Stone, Wood Frame

Zoning: RCA

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: \$10,000 Allowance at Trail Appliances

The "Alberni" is one of Fifth Avenue Homes most popular plans! A traditional two-storey offering a total of 4,148 sq.ft. of luxury living space including professional basement development! The great room features a gas fireplace and 20' ceiling, adjoining dining area with a sliding door to the 14'x17' deck (with BBQ gas line) and access to the large yard. Dream kitchen with an oversized island & 4 stool breakfast bar, Quartz countertops and a walk-through butler's pantry. Completing the main floor is the front den, a 2 piece bathroom and mudroom with direct access into the garage. The upper level has the perfect room count: an oversized primary suite with a spa-style 5 piece ensuite and walk-in closet, 2 additional bedrooms, 5 piece bathroom and laundry room! The lower level is developed with a family room featuring a gas fireplace, wine cellar and wet bar, home gym, 4 piece bathroom, hobby/craft room and mechanical room. Awesome oversized triple attached garage with additional storage or room for a workshop. This home has many upgrades including engineered hardwood, custom tile, closet organizers & wood shelves, Hardie board siding and 30 year shingles. Full Builder and New Home Warranties. Green Haven Estates is located minutes east of Okotoks offering peaceful country living! Less than 30 minutes to the South Campus Hospital and Calgary's amenities too! Possession available in August. Home is in final stages. Artist rendering not exact to finished home.