



**GRASSROOTS**  
REALTY GROUP

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10, 20 -, 274172 112 Street W  
Rural Foothills County, Alberta

MLS # A2132885



**\$3,269,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,258 sq.ft.	Age:	2022 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	60.00 Acres		
Lot Feat:	Gentle Sloping, No Neighbours Behind, Landscaped, Many Trees, Paved, Se		

Heating:	Boiler, In Floor, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	24-21-2-W5
Exterior:	Metal Siding , Wood Siding	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** Mobile home - Fridge, Stove, Chicken coupe

A stunning contemporary, fully developed walkout bungalow on beautiful 60 acres in Foothills County, about 20 minutes to Calgary and approx. 15 minutes to Okotoks. The land is gently sloped and has a wonderful mixture of trees and open areas. The virtually new, 1 year-old home was built by Bradmar Homes in 2023 and contains expansive windows throughout allowing calming views of nature from virtually every room. A long winding driveway leads to a wonderful private setting for this home where one feels tranquility and a sense of escape. The home has efficient and modern construction materials and is a practical design for family living and entertaining. The main floor contains a grand living room space with full height windows, open to dining area and gourmet kitchen with large island, pantry, and high-quality SS appliances. The primary has full height windows and spa like ensuite. There are 2 additional bedrooms, one including a kid's playing loft, 4-piece jack & jill bathroom, 2-piece powder room, large laundry room with built ins. The lower level has expansive recreation room and gym with glass wall, corner home office, additional bedroom, 4-piece bath and large unfinished room with separate entrance. Some additional features include triple pane windows, A/C, custom on site cabinetry, metal roof, aggregate front porch, sidewalk and patio, low maintenance soffits, metal and engineered simulated woodgrain exterior, 200-amp service, excellent well and there is also a Mobile home at the front of the property currently rented. The large land parcel provides endless options for enjoyment and further custom treatment.