



**338009 2 Street E**  
**Rural Foothills County, Alberta**

**MLS # A2144179**



**\$2,500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,299 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Heated Garage, Insulated, Quad or More Attached		
<b>Lot Size:</b>	3.50 Acres		
<b>Lot Feat:</b>	Back Yard, Landscaped, Square Shaped Lot, Views		

<b>Heating:</b>	Fan Coil, In Floor, Hot Water, Natural Gas	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Stone	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	31-20-29-W4
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Sauna, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** BI Espresso Maker, Ice Maker, Beverage Bar Fridge, BI BBQ, Home Theatre Audio Visual, Pool Table, Poker Table, Pink Png Table, Infra Red Sauna, Golf Simulator - AS IS, Water Softener - AS IS, TV's & Mounts, Storage Shed

Amazing location offering 3.5 acres, stunning views of the Rocky Mountains, and just minutes from Okotoks and Calgary. Luxury abounds in the exquisite design and finishing of this 3300sqft bungalow PLUS a fully finished walkout lower level, offering over 6100sqft of developed space. An oversized four car garage, gorgeous mature landscaping, and a full-sized sport court complete a truly special opportunity. The open concept living room features vaulted ceilings, a fireplace, and large windows along with the updated gourmet kitchen, provide spectacular views of the mountains and are a fantastic focal point for this home. The spacious formal dining room is a superb space for larger dinner events with family and friends. The large master suite offers amazing mountain views with a large walk-in closet and full ensuite featuring a 3-way fireplace, heated tile flooring, double sinks, air tub, and an oversized tile/glass shower making it the perfect retreat for this property. There is a large office/den area if you need space to work from home. The home features a second bedroom on the main floor along with three additional bedrooms on the lower level, all with their own ensuite bathrooms, for a total of five bedrooms, five full-baths, and two half-baths. Ample room for family and guests! The lower level features a large games area (pool, poker, and ping-pong tables) with a three-way fireplace, full wet bar, and a golf simulator space. If you're more of a sports or movie enthusiast, the separate and custom designed media room is exactly what you are looking for! This property offers terrific outdoor spaces including two main floor decks &ndash; one of which features a separate gas fireplace and BBQ area &ndash; a patio off the walkout, and an outdoor fire pit. Rocky Mountain views, your own 3.5 acres of peace and quiet, Okotoks just minutes away, and a stunning home with

a walkout: a unique and fantastic opportunity waiting for a special family to call home!