



**402068 23 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2145885**



**\$2,450,000**

<b>Division:</b>	Mountain View Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,057 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	3.74 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Views		

<b>Heating:</b>	Boiler, In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	Holding Tank, 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>	11-20-1-W5
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Hot Tub, Curtain Panels, Projector & Screen (Bsmt), Closet Shelving, TV Wall mounts, Trampoline, Kitchen appliances in shopsuite, Basement fridge.

Prepare to be impressed with views from every angle. This 3.74 acres is perfectly situated and offers views of the mountains, prairies and Town of Okotoks. Soak in the morning sunrise through the grand windows or on the covered deck while you drink your morning coffee. This timeless, modern 2 storey offers over 4300sqft of developed living space spread throughout it's functional floor plan. As you enter the home you will be drawn to the high ceilings and multitude of east facing windows that draw in natural light. The living room has a sleek floor to ceiling fireplace that makes for the best cozy family movie night spot. The kitchen is well thought out with neutral cabinetry, gas range, built-in microwave and oven, beverage fridge, large island with waterfall countertops, adjacent butler's pantry and access onto the large composite deck with glass railings. The main floor is finished off with a powder room and mudroom with lockers off the heated (in-floor heat) triple car garage. On your way upstairs you won't be able to help but admire the craftsmanship of the staircase. It has glass and metal railing, solid wood floating risers and a massive west facing window. The upper level has luscious carpet throughout all 4 bedrooms &hellip; yes, 4 bedrooms upstairs! A full bathroom with double vanity, tub shower with tiled walls and laundry room with cabinetry and storage. The primary suite is truly a retreat with mountain views, warm wood accent wall, spa-like ensuite with double vanity, free standing soaker tub and generous fully tiled walk-in shower with niche and bench. The walk-in closet also connects to the laundry room. The walkout basement is fully finished with a 5th bedroom, full bathroom, den, wet bar with loads of storage and stainless-steel fridge, electric fireplace and projector with screen. Exiting the basement's patio doors, you will enjoy year round greenery

with artificial turf spanning from the house to shop, covered hot tub & fire pit area. The sports court and sunken trampoline will be your kids go-to spot for all their outdoor activities.. and their friends will love it too! You can keep an eye on them while they play from the main floor, upper deck or open the shop doors while you work out in the fully set up gym with mirrored weight space, turf area and full bathroom with double vanity, large tiled walk in shower and extra hand wash sink outside of bathroom. The 40' x 60' shop has an 890sqft mezzanine that is set up as an income suite-illegal that is listed on Airbnb (\$25-30k/yr) with a full kitchen, dining, living room, den and bedroom. The mezzanine feels open and airy with the picket railing to below with the option to close off with curtains. This space would make the perfect rental, in-law suite-illegal or work-from-home space. This property checks all the boxes and still has 3 years of structural new home warranty, paved driveway (to be complete July 4),solar located on the shop that provides for the entire property, A/C, and trees with irrigation