



GRASSROOTS
REALTY GROUP

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710 Green Haven Place
Rural Foothills County, Alberta

MLS # A2189486



\$1,860,000

Division:	Green Haven Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,202 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Heated Garage, Insulated, Oversized, Triple		
Lot Size:	0.80 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Garden, Irregular Lot, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Marble, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	27-20-29-W4
Exterior:	Brick, Cement Fiber Board, Stucco, Wood Frame	Zoning:	RCA
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Welcome to this stunning luxury walkout bungalow, offering an impressive 4,200 sq ft of meticulously designed living space. Nestled in a serene setting with mountain views, just minutes from Calgary and seconds from Okotoks, this home combines elegance and comfort, making it the perfect retreat for discerning homeowners. As you step inside, you are greeted by a grand living room featuring a breathtaking 16-foot coffered ceiling that creates an airy and sophisticated atmosphere. The remainder of the home boasts 10-foot ceilings, enhancing the spacious feel throughout. High-end finishes abound, including exquisite Britannica gold quartz countertops with a striking waterfall edge and custom paneled Jenn Air appliances, complemented by an industrial-strength hood fan and a 48-inch gas stove with dual gas ovens, perfect for culinary enthusiasts. The large butler's pantry adds convenience and style, while custom upgraded lighting throughout the home elevates the overall aesthetic. Luxury vinyl plank flooring and white trim create a cohesive and elegant look, ensuring every detail has been thoughtfully considered. Retreat to the expansive primary bedroom, where you'll find a luxurious en suite featuring heated Calcutta marble tile flooring, a large 6' standalone bathtub with picturesque views, and a spacious 10 mm glass shower. The generous walk-in closet with custom shelving provides ample storage and organization. The upper level also includes a dedicated office space and a large laundry room equipped with steam washer and dryer, making daily tasks a breeze. Venture down to the basement, where entertainment awaits! With a state-of-the-art projector and screen, in-floor heating, and 10-foot ceilings, this space is perfect for movie nights or gatherings. The large wet bar leads out to a covered patio, ideal for hosting family and friends. Three additional

spacious bedrooms and a full bathroom complete this lower level, ensuring comfort for everyone. This home is built to last, featuring spray foam insulation in all joists and there is even insulation under the concrete slab, along with upgraded black-framed windows that allow for abundant natural light—48 windows in total! Central air conditioning, two stage variable high efficiency furnace, fan tech HRV, Central vac. The oversized heated garage comfortably accommodates three vehicles, along with room for lawn mowers, motorcycles, and all your recreational toys. Fully drywalled, painted, and finished, this garage is as functional as it is stylish. The outdoor space is equally impressive, with a fully landscaped yard featuring 28 large spruce trees and over 100 shrubs, retaining walls, low-maintenance mulch and irrigation. The property is fully fenced for privacy and security, and offers RV parking with 220V power outside and in the garage. The modern yet traditional exterior is finished with hardy panels, hardy siding, full brick and wind resistant shingles. Too many upgrades and features to list, this home is THE ONE!