



GRASSROOTS
REALTY GROUP

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**354015 Meridian Street
Rural Foothills County, Alberta**

MLS # A2189499



\$1,825,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,175 sq.ft.	Age:	2020 (5 yrs old)
Beds:	6	Baths:	6 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.65 Acres		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, Level, See Remarks		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-20-1-W5
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	CRA
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this luxurious bungalow on 2.68 acres, offering breathtaking valley views and the beauty of surrounding wildlife. This stunning 6 bedroom 7 bathroom property boasts 4,200 sqft of expertly designed living space and exudes quality and sophistication at every turn. Exterior features include premium Hardie siding with a 25-year paint warranty, durable 25-year fibreglass roof shingles, stone accents on all elevations, aluminum soffits and fascia, cedar rim boards, and composite decking—built to last. The home has luxurious details, including designer window coverings, quartz countertops, and a built-in entertainment system that adds convenience and elegance. The open-concept main floor is bathed in natural light, enhanced by triple-pane windows. Here, you’ll find a spacious living room with a cozy gas fireplace, a chef’s kitchen with top-of-the-line appliances and two dishwashers, and a dining area seamlessly transitioning to an outdoor patio, complete with a built-in BBQ. The extensive landscaping around the property includes trees, plants, and shrubs equipped with a dripline and sprinkler system, adding privacy and easy maintenance. A newly installed fence surrounds the property for added security. This home provides unmatched comfort and privacy. It has six spacious bedrooms, each with its own ensuite. Two bedrooms are on the main floor, including the well-appointed master retreat, and four additional bedrooms are on the in-floor heated lower level. Each features built-in desks, ideal for guests or family members. The lower level also offers a dedicated media room for entertainment. An oversized heated triple garage with high-efficiency doors and openers adds practicality and convenience. Located on the western edge of Okotoks, this home is close to parks, walking paths, a playground, a baseball diamond, a seasonal creek, and

environmental reserves on both sides. Nearby top-rated public and private schools make this property ideal for families seeking both luxury and location. This is more than a home; it’s a lifestyle opportunity too extraordinary to miss.