

(780) 532-3388 admin@approvedproperties.ca

242027 27 Street E Rural Foothills County, Alberta

MLS # A2177549



\$2,350,000

Division:	NONE			
Туре:	Residential/House			
Style:	1 and Half Storey, Acreage with Residence			
Size:	3,328 sq.ft.	Age:	2014 (10 yrs old)	
Beds:	5	Baths:	3 full / 1 half	
Garage:	Concrete Driveway, Drive Through, Electric Gate, Front Drive, Garage			
Lot Size:	5.14 Acres			
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind, Irr			

In Floor, Forced Air, Natural Gas	Water:	Well
Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Asphalt Shingle	Condo Fee:	-
Finished, Full	LLD:	33-21-29-W4
Brick, Composite Siding, Wood Frame	Zoning:	CR
Poured Concrete	Utilities:	-
	Carpet, Ceramic Tile, Hardwood Asphalt Shingle Finished, Full Brick, Composite Siding, Wood Frame	Carpet, Ceramic Tile, Hardwood Sewer: Asphalt Shingle Condo Fee: Finished, Full LLD: Brick, Composite Siding, Wood Frame Zoning:

Features: Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

Nestled within 5.14 acres of scenic landscapes minutes from both Calgary and Okotoks, this exquisite 5 bedroom, 4 bath, one-and-a-half-story custom-built modern farmhouse offers an unparalleled private oasis, blending rural tranquility with upscale contemporary living. Accessed via a paved, curved driveway and secured by a gated entrance, this property boasts a picturesque setting surrounded by trees and lush meadows. The main level features breathtaking 17-foot vaulted ceilings, inviting abundant natural light and a sense of spaciousness. A living room adorned with a stylish gas fireplace and a feature wall with built-ins offers a cozy gathering space. The adjoining dining room, illuminated by skylights, creates an ideal ambiance for entertaining. The heart of the home, a chef-inspired kitchen, is equipped with premium Miele appliances, a substantial island featuring a hammered stainless vegetable sink, and a concealed walk-in pantry. French doors lead seamlessly from the kitchen to an expansive wrap-around deck, perfect for alfresco dining or simply savoring the serene surroundings. The main-level primary suite exudes rustic charm with a barn wood feature wall and a barn door entrance to a spa-like ensuite. Indulge in the luxury of in-floor heating, a lavish walk-in glass shower, a freestanding soaking tub, and a spacious walk-in closet outfitted with bespoke built-ins. A dedicated office, a conveniently placed laundry room, and a mudroom enhance the functional appeal of the main level. Upstairs, the home continues to impress with a versatile bonus room, featuring a TV lounge, a built-in bar, and an inviting games area—ideal for family relaxation or entertaining guests. This level also houses two generously-sized bedrooms, each with charming window seats, as well as a full bathroom designed with modern elegance. The lower

level is a recreational haven, boasting a billiard area, a fully equipped bar, and a spacious recreation room perfect for hosting gatherings. Additionally, two large bedrooms and a well-appointed full bathroom provide ample accommodations for guests or family members. Car enthusiasts and hobbyists will appreciate the massive oversized heated five-car garage, complete with in-floor heating and a convenient built-in dog bath. An RV hook-up in the backyard further enhances the property's versatility. For those who love the outdoors, the acreage offers numerous walking paths that wind through the stunning property, inviting exploration and peaceful strolls. This modern farmhouse seamlessly combines luxury, comfort, and the beauty of nature—truly a one-of-a-kind home offering the ultimate private retreat minutes from city conveniences.