



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

274097 Haven's Gate E
Rural Foothills County, Alberta

MLS # A2193006



\$2,695,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,428 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Electric Gate, Garage Door Opener, Garage Faces Front, Paved, RV Access/		
Lot Size:	3.16 Acres		
Lot Feat:	Dog Run Fenced In, Environmental Reserve, Garden, Landscaped, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Marble, Wood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	23-21-29-W4
Exterior:	Mixed, Stone, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s)

Inclusions: Shed, playset in rear yard, hot tub, outdoor storage cabinet next to hot tub

Surrounded by an environmental reserve on both the rear and side of the property, this spacious executive bungalow with walk-out basement is tucked into a beautifully treed 3.16-acre lot, making it a secluded and tranquil homestead. This property is only 10 minutes from the Town of Okotoks and only 14 minutes to Calgary's South Health Campus Hospital, making all amenities just a short distance away. The home is stunning and boasts 3,400 sq ft of impeccably finished living space on the main floor, featuring 3+ bedrooms and remarkable 12-foot high ceilings in the main area, with 10-foot ceilings throughout the rest of the rooms. The spacious main area is perfect for entertaining family and friends, highlighted by expansive windows that bring in natural light and breathtaking views. The gourmet kitchen is equipped with everything a chef could desire, including a massive gas stove with grill, built-in wall oven and warming drawer, and both a full-size built-in fridge and freezer encased in clear maple-stained facades and trim. A huge walk-in pantry off the dining area completes this culinary dream. The private primary suite, accessible through double doors, features a gas fireplace surrounded by sandblasted Italian marble, large windows overlooking the Feng Shui Garden and Rocky Mountains, and a spa-like bathroom with marble tiles, a massive soaker tub next to an oversized picture window, a glass-enclosed shower, double vanity with ample storage, and a huge walk-in closet with interior lit built-in glass-front cabinets. The primary bedroom has a door that opens out to the expansive covered rear deck that wraps across the back of the main floor to the dining room entrance. The undeveloped walk-out basement, with 10-foot ceilings, is ready for customization. With roughed-in plumbing for 3 bathrooms and a separate furnace, this

basement presents the perfect opportunity to create a home theater, games room, additional bedrooms, or a secondary suite for multi-generational living (upon approval from Foothills County). There are 2 exterior doors that lead out to a stamped concrete patio that is covered by a pine ceiling fit with pot lights. This impressive acreage property is gated with a paved driveway leading to a 3-car oversized garage and additional RV parking along with a fenced-in dog run that is conveniently located behind the garage. Don't miss the chance to own this exquisite executive bungalow in Haven's Gate, where luxury meets nature.