



DON'T GAMBLE WITH YOUR HOME.
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64209 338 Avenue E
 Rural Foothills County, Alberta

MLS # A2142075



\$4,799,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,695 sq.ft.	Age:	1998 (26 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	153.08 Acres		
Lot Feat:	Creek/River/Stream/Pond, Gazebo, Landscaped, Underground Sprinklers, Pa		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	36-20-29-W4
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Sauna, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Greenhouse, Sea-Can, Racking Equipment, Playhouse, Red Shed, Sauna, BBQ		

Breathtaking 153 acre luxury estate home in the heart of Foothills County. Located just minutes from Calgary and Okotoks, this stunning property features 5 bedrooms, 4.5 bathrooms and 5715 square feet of total developed living space. The main level is warm and welcoming, beginning with the grand foyer that opens into the living room with vaulted ceilings, a built-in wood entertainment unit and cozy gas fireplace. Open concept main floor with expansive dining room and custom kitchen that was professional renovated in 2018 and nominated for a BILD award. The kitchen is a chef's dream with a large stone island, top-of-the-line appliances, walk-in pantry, built-in window seats, and enclosed wine bar. The primary bedroom is a relaxing retreat with views overlooking the pond, a walk-in closet, and ensuite featuring a clawfoot tub and steam shower. Completing the main level is a guest bedroom, laundry room, mudroom and 2-piece bathroom. Upstairs is a pair of matching bedrooms each with its own 3-piece ensuite. Above the attached triple car garage, a spacious bonus room with built-in wet bar is a perfect place for family movie and game nights. The fully developed walk-out basement features a large kitchen, living room, bedroom, laundry room, and 4-piece bathroom with jetted tub and enclosed sauna. With a private entrance, this space would make an excellent nanny or mother-in-law quarters. The low maintenance exterior has Hardie board siding, Malarky 100mph shingles, composite decking, and a covered veranda. The grounds have been exceptionally landscaped to include two ponds with fountains and a waterfall feature, a walking bridge with gazebo, a recycled asphalt driveway, exterior lights on timers, built-in gas BBQ, and an outdoor stone fireplace. A short walk from the house, you'll find a 40x60 heated shop equipped with 5 zone

in-floor heating, an RV bay with reinforced concrete, drive through overhead doors, and a 2-piece bath with dog wash. Above the shop, an additional 1147 square feet bonus loft with a kitchen, living area, laundry room, 2 bedrooms and 1 bathroom would be ideal for a farm hand or visiting house guests. If that wasn't enough, there is another fully finished bungalow located on the property. Renovated in 2013, the second home features an open concept kitchen and living room with 2 bedrooms, 1 bathroom and 1358 square feet of living space on the main level. The downstairs features a 2 bedroom, 1 bathroom illegal suite, providing additional income generating possibilities. 130 acres currently used as pasture land are fenced and crossed fenced, with an irrigation system featuring 128 sprinkler heads on 28 zones. There is a small barn with power and gas that could house horses. This unique property offers a rare opportunity to own luxury real estate with limitless possibilities, all situated in a prime location. Do not enter property without an appointment.