

# \$1,440,000 - 312 Green Haven Court, Rural Foothills County

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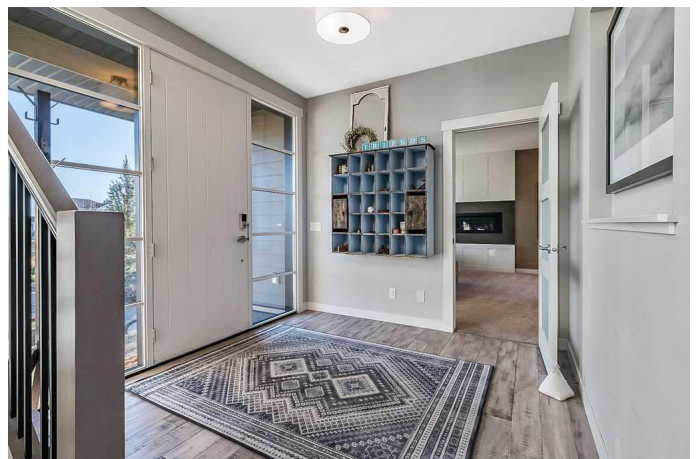
MLS® #A2095357

**\$1,440,000**

5 Bedroom, 4.00 Bathroom, 2,960 sqft  
Residential on 0.96 Acres

Green Haven Estates, Rural Foothills County,  
Alberta

Welcome to 312 Green Haven Court! Inspired by Frank Lloyd Wright style. Located in the highly coveted and exclusive Green Haven Estates just minutes east of Okotoks. Peaceful country living in a spectacular private rural setting with all the conveniences at your doorstep. This Fully Developed gorgeous Custom Built Home is situated on a private 0.96 acre fully fenced lot that features OUTSTANDING professional mature Landscaping (over 100K spent) complete with natural stone, stamped concrete, trek platform deck, a sunken entertaining area, numerous plants and trees and TWO firepit areas. This is truly a home that greets with modern luxury, elegance and is an entertainer's delight! Welcomed by a stone gate entrance, impeccable landscaping and an extra Large paved driveway all which lead you to the modern and inviting main entrance. Inside the home you will appreciate with a large entry foyer, an abundance of natural light that gleams through the abundance of Triple Pane Windows. The open concept draws you into the home to the executive central staircase, leading you to the open concept living area. A great room andÂ gourmet kitchen offers views to the beautiful yard making this a perfect place to gather with friends and family. Kitchen boasts lots of cupboard space, an extra large granite eating bar, High-End Bridgade/ Miele



appliances, coffee/wine bar, desk station and a walk through pantry leading to the mud room. The kitchen dining area is a perfect place to enjoy your morning coffee with access to the deck, and the impeccable landscaped yard. The main floor also boasts a cozy family room with an additional fireplace to watch TV that can easily be turned into an elegant formal Dining room for entertaining large groups. There is also a convenient main floor office and an oversized mud room complete with lockers. Upstair the beautiful staircase you will find a landing area leading to a large primary suite with a perfect reading nook, Â luxurious ensuite with dual sinks, a soaker tub and stream shower as well as walk in closets, 3 additional bedrooms with an abundance of natural light, a large laundry room and a main bath featuring dual sinks and separating pocket door which is perfect for raising children. The walkout basement is fully developed with a large Rec Room with a bar, bench seating perfect for entertaining large groups, a 5th bedroom, 3 pce bathroom and lots of storage. The Dream Garage is Oversized, Heated, with Epoxy floor and equipped with a hot/cold water sink as well as lots of natural light. Top this off with enough space to easily park 10 vehicles, RV and Boat parking all on the paved driveway, 16 Sprinkler irrigation system, a large shed , Air Conditioning and 8 man Hot Tub, wrap around upper deck, covered lower deck even a 7000 sqft level lawn area to play soccer and an off leash park near by. Walk the paths to enjoy the country living and the privacy to raise your family with room to grow! This is a forever property! Live your best life today!

Built in 2014

## **Essential Information**

MLS® #

A2095357

|                |                                  |
|----------------|----------------------------------|
| Price          | \$1,440,000                      |
| Sold Price     | \$1,380,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,960                            |
| Acres          | 0.96                             |
| Year Built     | 2014                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Sold                             |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 312 Green Haven Court  |
| Subdivision | Green Haven Estates    |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S0L9                 |

### Amenities

|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Other                                                                                                                  |
| Parking Spaces | 10                                                                                                                     |
| Parking        | Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Oversized, Paved, See Remarks, Triple Garage Attached |

### Interior

|                   |                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Washer, Window Coverings, Wine Refrigerator                                                                                          |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                                                                                                                                    |

|              |                                                   |
|--------------|---------------------------------------------------|
| Fireplaces   | Family Room, Gas, Great Room, Mantle, See Remarks |
| Has Basement | Yes                                               |
| Basement     | Finished, Walk-Out                                |

## Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Storage                                                                                 |
| Lot Description   | Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Underground Sprinklers, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                   |
| Construction      | Brick, Stucco                                                                                     |
| Foundation        | Poured Concrete                                                                                   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 29th, 2023 |
| Date Sold      | December 18th, 2023 |
| Days on Market | 19                  |
| Zoning         | RC                  |
| HOA Fees       | 700.00              |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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