

\$2,790,000 - 274104 Haven's Gate E, Rural Foothills County

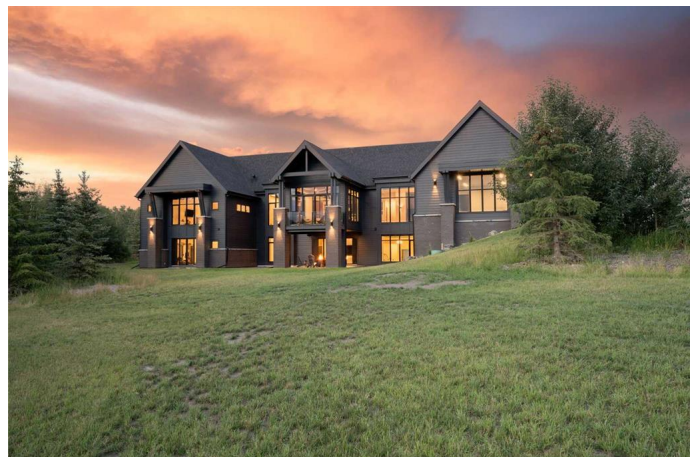
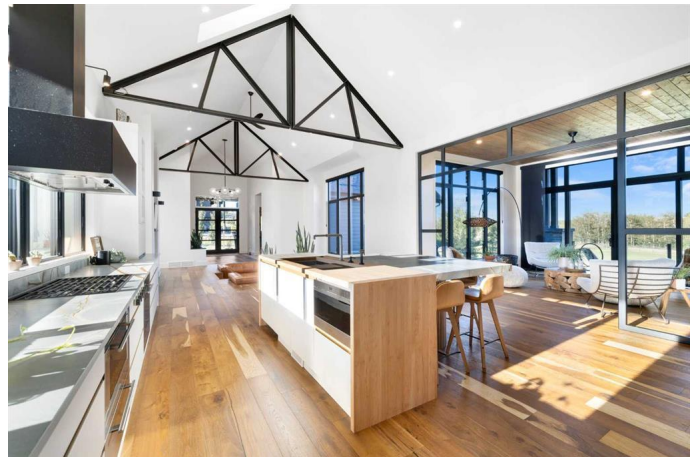
MLS® #A2100370

\$2,790,000

4 Bedroom, 5.00 Bathroom, 3,738 sqft
Residential on 3.29 Acres

NONE, Rural Foothills County, Alberta

Organic modern luxury bungalow with 4 bedrooms, 3 full baths and 2 two pce baths. 10 minutes to Okotoks with a small town feel & big box stores, 5 minutes to schools, 45 minutes to YYC International Airport and a 30 minute commute to Calgary's downtown. Incredible value in this custom built gated home on 3.29 acres of country estate living. Working with the property's natural beauty adjacent to a 6 acre environmental reserve the professional landscaping offers 40 mature fir trees, many aspens, featured rockery, and new driveway. Exterior finishes of Hardy Board siding, massive cladded beams and brick encase over 6900sf of developed space on two levels, with 2 outdoor covered patios. Organic modern by definition; nature inspired elements gently weave neutral tones and crisp whites into a minimalist, sustainable home for an effortless and cozy, yet sophisticated design. Walls of natural lighting melt into every corner of the home highlighting the impeccable wide plank white oak hardwood, metal trusses, imported Italian natural stone, featured cedar tongue & groove ceilings and custom plaster raked walls. Four bedrooms, all with ensuites, 2 oversized double heated attached garages (bring your car lift!) - one mudroom with lockers, 2pce bathroom, and a walk in closet with powder room for the 2nd garage. Sunken living room conversation pit (CAN BE RAISED) fireplace, and stunning west sunroom off



kitchen create options for entertaining. Top of the line finishes in the kitchen and fully equipped butler's pantry featuring a Subzero full sized fridge & full sized freezer panelled with white oak reeded wood, Wolf ovens, island gallery sink, dishwasher & microwave. Exquisite Italian stone island and counters are a show stopper. Retreat to the private sanctuary in the primary bedroom wing. Gorgeous bedroom with fireplace, elevated forest views, 5 pce ensuite with massive honed marble tile wrapping floor/walls around floating double vanity and fabulous soaker tub. Walk in shower (with a nod to vintage) and very large walk in closet make minimalist living a breeze. Striking den across the hallway, also with fireplace, is currently a private media room - could be an office/studio. Magical lower level designed for kids to have their own space (look for secret rooms!) with large wet bar and fridge, open study area, games/media and walkout to covered patio. 3 bedrooms, each with ensuites and different vibes. Large gym with bathroom, separate storage room & two furnace rooms. Bring your indoor & outdoor pets with two fenced areas, one accessed from the house, or the huge fenced kennel with heated pet villa. Additional bunny shelter could make a great hen pen. 5 GPM water well with 1200 gallon cistern! This type of architecturally forward organic modern design is rarely seen on the market and only a viewing satisfies all the senses. Please view the cinematic video, floorplans in photos, and call for a private appointment.

Built in 2022

Essential Information

MLS® #	A2100370
Price	\$2,790,000
Sold Price	\$2,750,000

Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,738
Acres	3.29
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	274104 Haven's Gate E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4Y7

Amenities

Parking Spaces	6
Parking	Driveway, Electric Gate, Garage Door Opener, Garage Faces Front, Gated, Heated Garage, Insulated, Oversized, Quad or More Attached, Workshop in Garage

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, Recessed Lighting, Skylight(s), Smart Home, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data
Appliances	Bar Fridge, Built-In Freezer, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Double Oven, Dryer, Freezer, Garage Control(s), Gas Cooktop, Humidifier, Instant Hot Water, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Warming Drawer, Washer, Water Conditioner, Water Purifier, Window Coverings
Heating	Central, In Floor, Electric, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, Den, Gas, Living Room, Stone
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Covered Courtyard, Dog Run, Fire Pit, Kennel, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, Fruit Trees/Shrub(s), Front Yard, Lawn, Gentle Sloping, Landscaped, Rectangular Lot, Secluded, Treed, Views, Wooded
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	January 8th, 2024
Date Sold	March 22nd, 2024
Days on Market	74
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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