## \$1,500,000 - 402017 23 Street W, Rural Foothills County

MLS® #A2110284

#### \$1,500,000

3 Bedroom, 4.00 Bathroom, 4,792 sqft Residential on 3.10 Acres

Mountain View Estates, Rural Foothills County, Alberta

CLOSE BUT YET SO FAR FROM THE HUSTLE AND BUSTLE OF OKOTOKS AND CALGARY â€" JUST OVER 3 ACRES OF LAND - A WARM INVITING FAMILY HOME WITH JUST UNDER 4,800 SQ. FT. OF LIVING SPACE â€" CENTRAL AIR CONDITIONED - 3 BEDROOMS - 3 ½ BATHROOMS - 4 CAR GARAGE - 9. 10 AND 20 FOOT CELINGS - UP TO 3 HORSES ALLOWED BY FOOTHILLS COUNTY (OR UP TO 3 "ANIMAL UNITS―) Don't miss this extensively upgraded home. Exterior of the home has Gemstone lighting, great stonework and Hardie Board finishes, a covered front porch great for morning coffees or early night drinks, newly paved driveway and gate. Main floor features, an open concept dream Chef's Kitchen with tons of custom storage space with accent lighting, a butler's pantry, an eating area and quartz counter tops and a large island. High-end stainless-steel appliances included from Monogram, Frigidaire Pro, Electrolux and a built-in microwave oven. Rounding out the main floor there is a heated 4 car garage, a mud room, a mechanical room, a half bath, a huge walk-in front door closet, an office/den, a living area with gas fireplace, a dinning room and huge games room complete with a bar space including 2 wine fridges, a sink and a Beer Keg fridge with dual beer taps. Upstairs there's a bonus room (could be converted into a bedroom) with gorgeous views, a





3-piece bathroom, 2 spacious bedrooms with a Jack and Jill en suite bathroom complete with 2 sinks, storage, tub/shower and a hip barn door. Finally the sizeable master bedroom and spa like en suite are just under 700 sq. ft combined and you will find a sleeping area with room for the largest California King Bed, a cozy sitting area with a fireplace and more awesome views. The Master en suite has a walk in closest with built-ins for all your clothing, his and her sinks, a soaker tub, mood lighting and a walk-in shower for two. Location, location and location: Quick six-minute drive to Okotoks and it's many stores, restaurants, schools, golfing, airport and recreation facilities. Close to Highway 2, 2A, 7, 22 and The Calgary Ring Road. About a 25 minute drive to The South Health Campus Hospital, about a 40 minute drive to downtown Calgary and around a 50 minute drive to The Calgary International Airport from the acreage.

#### Built in 2019

Half Baths

#### **Essential Information**

MLS® # A2110284

Price \$1,500,000

Sold Price \$1,480,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3

Square Footage 4,792 Acres 3.10

Year Built 2019

Type Residential Sub-Type Detached

1

Style 2 Storey, Acreage with Residence

Status Sold

### **Community Information**

Address 402017 23 Street W

Subdivision Mountain View Estates

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T1S 1A1

**Amenities** 

Parking Spaces 15

Parking Additional Parking, Heated G

Interior

Interior Features Bar, Built-in Features, Chand

Bar, High Ceilings, Kitcher Counters, Recessed Lightin

Walk-In Closet(s)

Appliances Dryer, Garage Control(s),

Refrigerator, Washer, Water

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Crawl Space, None

**Exterior** 

Exterior Features Private Yard

Lot Description Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Paved, Private,

See Remarks, Treed, Views

Roof Asphalt Shingle

Construction Composite Siding, Stone

Foundation Poured Concrete

**Additional Information** 

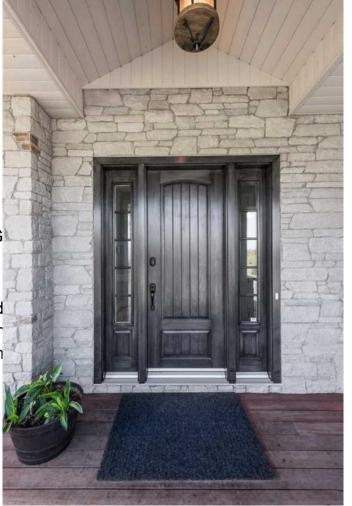
Date Listed March 5th, 2024

Date Sold April 2nd, 2024

Days on Market 28

Zoning CR

HOA Fees 0.00



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