

\$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 – JUST OVER 3 ACRES OF LAND - A WARM INVITING FAMILY HOME WITH JUST UNDER 4,800 SQ. FT. OF LIVING SPACE – CENTRAL AIR CONDITIONED - 3 BEDROOMS - 3 ½ BATHROOMS - 4 CAR GARAGE - 9, 10 AND 20 FOOT CEILINGS - 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 dining 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 closet 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

Essential Information

MLS® #	A2110284
Price	\$1,500,000
Sold Price	\$1,480,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,792
Acres	3.10
Year Built	2019
Type	Residential
Sub-Type	Detached
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, Kitchen Counters, Recessed Lightin Walk-In Closet(s)
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Appliances	Dryer, Garage Control(s), Refrigerator, Washer, Water
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Heating	Forced Air
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	2
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Crawl Space, None
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Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Paved, Private, See Remarks, Treed, Views
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Roof	Asphalt Shingle
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Construction	Composite Siding, Stone
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Foundation	Poured Concrete
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Additional Information

Date Listed	March 5th, 2024
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Date Sold	April 2nd, 2024
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Days on Market	28
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Zoning	CR
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HOA Fees	0.00
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Listing Details

Listing Office TREC The Real Estate Company

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