



17 Oak Avenue Rural Foothills County Alberta

\$1,999,000

Incredibly rare opportunity to own a 13.84-acre urban acreage in the centre of Okotoks, offering unmatched privacy, character, and convenience, On TWO TITLES. Located in the Sheep River Valley, this one-of-a-kind property is surrounded by forests, wildlife, and green space, yet is within walking distance to schools, shopping, dining, recreation, entertainment and the river pathway system. The land features a private GATED DRIVEWAY, wired for a FUTURE ELECTRIC SECURITY GATE with CONTROLS INSIDE the HOME. The custom-built two-storey home offers over 4,100 sq ft of beautifully crafted living space, HUGE BONUS ROOM OFFICE above the garage and LEGAL SUITE. Designed with award-winning masonry, the exterior showcases full-bed locally sourced sandstone and fieldstone. Construction highlights include fir TIMBER FRAMING, 7-11" thick R30 exterior walls, R50 ATTIC INSULATION, and TRIPLE-PANE energy-efficient windows and 50 YEAR ARCHITECTURAL SHINGLES. Inside, the home features SOLID FIR DOORS, natural fir trim and casings, and 3-inch thick fir hardwood and tile flooring throughout. The main level includes a custom kitchen with SOLID CHEERY CABINETRY, GRANITE COUNTERTOPS, island seating, a pull out pantry, and a dedicated coffee station. Adjacent is a formal dining room, generous living room with an ORIGINAL RUMFORD-STYLE FIELDSTONE FIREPLACE, a large WELL APPOINTED OFFICE, and THREE MAIN-LEVEL DECKS to enjoy the peaceful surroundings. Oversized windows throughout the home provide natural light and sweeping sunrise and sunset views from nearly every room. Upstairs, you'll find THREE SPACIOUS BEDROOMS, a flexible-use library space, and TWO BALCONIES capturing both east- and west-facing views. A large laundry room with deck access was previously used as a kitchenette, with all original plumbing and wiring still in place. The BONUS ROOM over the garage is perfect for a home off...

Primary Bedroom 16.08 Ft x 14.50 Ft

Bedroom 12.17 Ft x 13.92 Ft

Bedroom 12.83 Ft x 13.00 Ft

Bonus Room 27.08 Ft x 25.08 Ft

Laundry room 8.83 Ft x 12.25 Ft

Dining room 9.58 Ft x 16.42 Ft

Living room 21.58 Ft x 16.33 Ft

Family room 18.33 Ft x 17.17 Ft

Office 12.33 Ft x 14.00 Ft

Bedroom 10.92 Ft x 10.50 Ft

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Listing Presented By:



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RE/MAX Landan Real Estate



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3pc Bathroom .00 Ft x .00 Ft
4pc Bathroom .00 Ft x .00 Ft
Kitchen 12.67 Ft x 19.83 Ft

3pc Bathroom .00 Ft x .00 Ft
Kitchen 10.58 Ft x 12.92 Ft
4pc Bathroom .00 Ft x .00 Ft