



# 402002 80 Street Rural Foothills County Alberta

\$2,125,000

Nestled in the Foothills of Alberta, this secluded yet conveniently located 20-acre property offers a rare opportunity to enjoy luxury living in a serene, natural setting that is totally private and not in a subdivision. Located just 10 minutes west of Okotoks and 30 minutes from Kananaskis Country, it is a perfect blend of modern rustic elegance and tranquil living with unparalleled Rocky Mountain views. Offering 5 bedrooms and 3.5 bathrooms, this beautifully renovated home, completed in 2014, features exquisite custom woodwork throughout, including reclaimed hardwood floors and floating stairs. The home's open layout is highlighted by vaulted ceilings with exposed beams, and two double-sided stone fireplaces. The expansive gourmet kitchen is the heart of the home where you'll enjoy relaxing with family or entertaining guests. An outstanding feature is the 5 x 10 foot island with a custom made bridge plank top that anchors the space. Additional features include a gas range with double ovens, a speed convection microwave, dual apron sinks, and custom cabinetry. The luxurious Primary Retreat includes an ensuite with soaker tub, double sinks and steam shower, plus a spacious walk-in closet. Enjoy your morning coffee from the private balcony and marvel at the incredible view! Bedrooms 2 and 3 feature bay windows with mountain views and fantastic loft spaces that give a tree house feel to each room. Bedroom 4 looks out to the rear forest and provides a tranquil retreat for your guests. The bathroom in this wing of the home includes double sinks and granite countertop. The walk-out basement features a 5th bedroom, wet bar, a two-sided wood burning stone fireplace, and a deluxe bathroom with steam shower and custom boulder sink. In-floor heat and cork flooring make this walk-out a comfortable area to enjoy family time. The heated oversized double garage allow...

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Living room 16.50 Ft x 16.83 Ft  
Dining room 24.33 Ft x 11.33 Ft  
Kitchen 27.17 Ft x 16.00 Ft  
Other 7.75 Ft x 8.08 Ft  
Laundry room 12.42 Ft x 8.08 Ft  
Bedroom 15.50 Ft x 23.75 Ft  
Bedroom 12.92 Ft x 15.33 Ft  
Bedroom 11.42 Ft x 14.67 Ft

Primary Bedroom 23.67 Ft x 14.17 Ft  
5pc Bathroom .00 Ft x .00 Ft  
Family room 13.83 Ft x 16.83 Ft  
Other 19.08 Ft x 7.58 Ft  
Recreational, Games room 14.08 Ft x 16.83 Ft  
Bedroom 10.83 Ft x 10.58 Ft  
Furnace 13.92 Ft x 8.08 Ft  
3pc Bathroom

Display of MLS® information is not guaranteed accurate by CREA.

5pc Bathroom .00 Ft x .00 Ft

Storage 12.42 Ft x 14.67 Ft

Loft 8.58 Ft x 7.75 Ft