



# 16132 338 Avenue Rural Foothills County Alberta

\$1,969,000

\*Open House Sunday, Aug 11 from 1-3pm\* Nestled on a secluded 10.5 acre parcel of land, this extraordinary estate home offers the perfect blend of privacy, luxury, and convenience. Located just minutes from both Okotoks and Calgary, this hidden gem provides the peace and tranquility of rural living without sacrificing access to urban amenities. Surrounded by mature trees and lush greenery, the property offers unparalleled privacy and seclusion. Whether you're relaxing on the expansive deck, exploring the scenic grounds, or simply taking in the beauty of your surroundings, this property provides the ultimate retreat from the stresses of everyday life. There is an impressive 4600 square feet of living space plus a 3072 square foot shop providing ample space for hobbies, storage, or potential business endeavors. Welcoming you inside is a large curved staircase and foyer. The kitchen offers plenty of cabinet & counter space and only steps away to the dining room and living room. All 3 bedrooms on the upper floor are a generous size and each come with its own ensuite, there is also a bedroom on the main floor that could easily be one of the nicest offices in the Foothills. The fully finished walkout basement offers you a massive rec room (pool table could be included), a fireplace and topped off with in-floor heating is sure to keep you warm on our Alberta winter nights plus 5th bedroom. If the double, oversized attached garage isn't enough space for you then let's head over to the shop. Whether you're a car enthusiast, woodworker, or simply need extra space for your projects, this versatile workshop is sure to impress. This SHOP is not only impressive from the outside but once inside you will see that the large bay offers you over 3000 sq ft of shop space with heat, ventilation systems if you are welding or just wanting to work on your toys or look into running a business...

3pc Bathroom 4.83 Ft x 7.83 Ft

4pc Bathroom 4.92 Ft x 7.92 Ft

5pc Bathroom 14.33 Ft x 12.00 Ft

Bedroom 15.25 Ft x 12.17 Ft

Office 9.25 Ft x 11.17 Ft

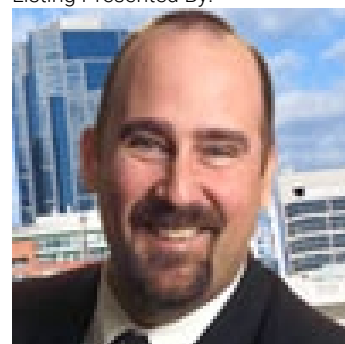
Recreational, Games room 24.17 Ft x 44.92 Ft

Storage 10.58 Ft x 10.25 Ft

Storage 7.83 Ft x 7.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Bedroom 11.67 Ft x 16.67 Ft

Laundry room 9.58 Ft x 7.92 Ft

Primary Bedroom 13.08 Ft x 17.75 Ft

Other 9.00 Ft x 6.17 Ft

4pc Bathroom 8.25 Ft x 5.00 Ft

Bedroom 12.42 Ft x 17.83 Ft

Furnace 7.92 Ft x 11.67 Ft

2pc Bathroom 4.75 Ft x 5.92 Ft

Bedroom 13.42 Ft x 14.42 Ft

Breakfast 14.00 Ft x 11.92 Ft

Dining room 15.33 Ft x 12.67 Ft