

17 Oak Avenue Okotoks Alberta

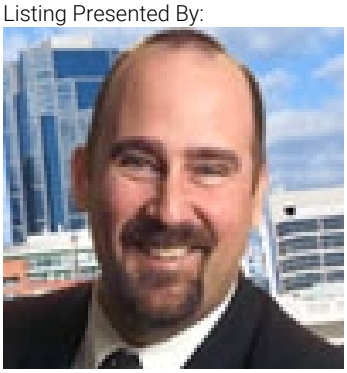
$2,385,000

Once in a lifetime opportunity downtown Okotoks 13.84 acres across two titles, with a remarkable 4,000+ sq. ft. custom home tucked privately into the Sheep River Valley.The main residence is surrounded by natural green space, mature trees and wildlife, yet sits within walking distance of downtown shopping, restaurants, schools, recreation, fishing and the Okotoks pathway system.The second title includes approximately 10.7 acres that are serviced and ready for a future build, creating an exceptional opportunity for multi-generational living, a family compound, or the flexibility to build and sell separately.The home itself is unlike anything typically found in town. Its award-winning masonry exterior is finished in natural local sandstone and fieldstone, complemented by an original Rumford-style fieldstone fireplace and chimney. Fir lumber frame construction, 7-11 inch thick exterior walls, R50 attic insulation and energy-efficient windows speak to the quality and thought that went into the build.Inside, the kitchen features cherry cabinetry, granite countertops and a large island. Natural fir continues throughout the home with solid fir doors, moldings and fir hardwood flooring, along with tile in select areas.Multiple outdoor spaces take advantage of the setting, including three main-floor decks and second-storey balconies positioned to enjoy both sunrise and sunset views.Above the triple attached garage is a 534 sq. ft. bonus room/home office with heated tile floors, seven windows, hardwired data, and separate access from either the primary bedroom or the garage.The property also includes a private, self-contained 534 sq. ft. legal cottage suite with its own front and rear entrances, independent utilities, kitchen, bedroom, living area, bathroom and laundry.Additional features include a private driveway, wiring for a future security gate, electronic exterior door...

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
3pc Bathroom .00 Ft x .00 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
3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Landan Real Estate

RE/MAX Realty Professionals

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4pc Bathroom .00 Ft x .00 Ft

Kitchen 12.67 Ft x 19.83 Ft

Kitchen 10.58 Ft x 12.92 Ft

4pc Bathroom .00 Ft x .00 Ft