



17195 316 Avenue Rural Foothills County Alberta

\$2,900,000

Welcome to a truly special custom-built estate tucked away on 3.12 private acres at the end of a quiet cul-de-sac. With no neighbours behind, peaceful views, and more than 7,000 sq. ft. of beautifully designed living space, this home feels like your own private retreat, yet you're just minutes from Okotoks and Calgary. What makes this place so special is how effortlessly luxury and livability come together. The moment you step inside, the soaring 20-foot ceilings and stunning floating Alderwood staircase make a lasting impression. The open layout feels warm and welcoming, with sunlight streaming through every window and open views that connect the dining room, living room, and cozy nook overlooking the backyard. The kitchen is the true heart of the home – spacious, stylish, and made for gatherings. It features double 8-foot Alder islands, Jenn-Air professional appliances, and a gorgeous copper farmhouse sink. Whether you're cooking for two or hosting the whole family, there's room (and counter space) for everyone. This home was designed for real life with heated garages, two mudrooms, and even a private office that makes working from home easy. With 8 bedrooms and 7.5 bathrooms, there's space for everyone to spread out. Upstairs, you'll find six bedrooms, including a serene primary suite with a spa-like ensuite and an oversized walk-in closet. The fully finished basement adds two more bedrooms, a massive games and recreation area, and a dedicated sports room. Comfort is built right in – with in-floor heating, multi-zone sound, and instant hot water. There are even three washers and three dryers, perfect for a big household or multi-generational living. Step outside and you'll see why this property is such a gem. Enjoy mountain and city views, relax on the front veranda, gather around the firepit or BBQ area, or unwind under the private gazebo surrounded by mature tree...

4pc Bathroom 5.00 Ft x 10.17 Ft

5pc Bathroom 5.25 Ft x 13.17 Ft

Bedroom 11.00 Ft x 17.92 Ft

Bedroom 11.00 Ft x 15.50 Ft

Kitchen 19.58 Ft x 24.58 Ft

Breakfast 12.08 Ft x 16.00 Ft

Other 13.50 Ft x 15.42 Ft

Other 7.67 Ft x 6.92 Ft

Listing Presented By:



Originally Listed by:
One Percent Realty

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Recreational, Games room 38.50 Ft x 28.00 Ft

Storage 23.92 Ft x 15.83 Ft

Furnace 10.83 Ft x 15.50 Ft

Foyer 18.25 Ft x 11.67 Ft

Living room 15.00 Ft x 16.50 Ft

Dining room 13.42 Ft x 16.42 Ft

Office 12.25 Ft x 11.75 Ft

Pantry 7.92 Ft x 12.92 Ft

Recreational, Games room 9.75 Ft x 27.17 Ft

2pc Bathroom 6.83 Ft x 7.58 Ft

3pc Bathroom 11.25 Ft x 5.42 Ft