

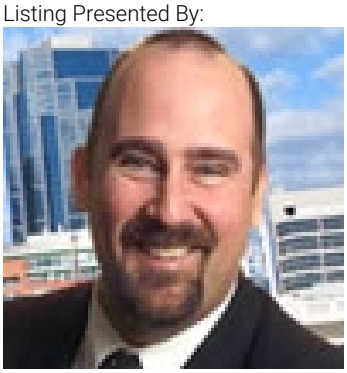
17195 316 Avenue Rural Foothills County Alberta

$2,750,000

Some homes are built to impress. This one was built to breathe.Tucked at the end of a quiet cul-de-sac on 3.12 private acres, 17195 316 Avenue E offers the rare combination so many acreage buyers are searching for: privacy, space, luxury, and everyday convenience just minutes from Okotoks and a short drive to South Calgary.With over 7,000 sq. ft. of total developed living space, this custom-built estate was designed for real life at scale. The grand entry sets the tone with soaring ceilings, natural light, and a stunning floating Alderwood staircase, but the true strength of the home is how effortlessly it functions.The main floor is built for gathering, hosting, and staying organized. The kitchen is the heart of the home with double Alder islands, Jenn-Air professional appliances, a copper farmhouse sink, and enough prep and serving space for everything from quiet mornings to full house celebrations. Multiple living and dining areas create flexibility, while the private office, oversized mudroom/laundry area, dedicated sports room, and heated garages make day-to-day life feel easier.Upstairs, you'll find 5 bedrooms + home office + bonus room all on the top level, including a peaceful primary retreat with a spa-inspired ensuite and oversized walk-in closet. The additional bedrooms are generously planned, many with walk-in closets and bathroom access, giving everyone room to spread out.The fully finished lower level adds even more flexibility with two additional bedrooms, a large recreation and games area, fitness space, and room for guests, hobbies, movie nights, or extended stays.Outside, the acreage completes the lifestyle. Enjoy mature trees, no neighbours behind, city views, a front veranda, private gazebo, firepit area, BBQ space, RV hookups, generous parking, and room to truly breathe.This is more than a large luxury home on land. It is privacy without isolat...

Bedroom 10.92 Ft x 15.50 Ft
Bedroom 17.83 Ft x 11.00 Ft
Recreational, Games room 31.00 Ft x 24.00 Ft
Exercise room 12.00 Ft x 15.00 Ft
Dining room 12.00 Ft x 16.00 Ft
Dining room 16.33 Ft x 12.33 Ft
Other 16.00 Ft x 13.50 Ft
Living room 14.00 Ft x 14.83 Ft

Listing Presented By:



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

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

Furnace 15.50 Ft x 11.00 Ft
3pc Bathroom 5.00 Ft x 7.00 Ft
4pc Bathroom 5.00 Ft x 10.00 Ft
Foyer 9.25 Ft x 11.83 Ft
Kitchen 19.33 Ft x 19.67 Ft
Pantry 13.00 Ft x 7.75 Ft
Office 11.67 Ft x 12.17 Ft
Other 27.50 Ft x 9.58 Ft
2pc Bathroom 6.83 Ft x 7.33 Ft
Bonus Room 17.67 Ft x 17.33 Ft
Laundry room 13.00 Ft x 11.92 Ft