



# 402046 9 Street Rural Foothills County Alberta

\$2,789,000

Stunning 5.46-Acreage with over 9000 Sq Ft of Living Space Near Okotoks Nestled in the peaceful Foothills County, just 5 minutes west of Okotoks and a 20-minute drive from Calgary's city limits, this exceptional acreage offers unobstructed prairie views and a lifestyle of luxury and tranquility. Situated on a quiet cul-de-sac, this fully renovated home boasts over 9000 sq ft of developed living space across three levels, making it perfect for families seeking both space and style. Upon entering, you're greeted by a grand entrance that opens into a spacious open-concept main floor. The home features big windows throughout, flooding the space with natural light and showcasing the stunning prairie views. A wraparound deck on both levels and an additional patio offer plenty of outdoor living space to enjoy the surroundings. The heart of this home is the double gourmet kitchen, complete with a massive island, built-in refrigerator, two dishwashers, pot filler, and sleek modern cabinetry. The bright dining area adjacent to the kitchen is perfect for gatherings, while the expansive living room features a media wall. Also on the main floor are a den, a half bath, a full washroom, a mudroom with MDF cabinetry leading to the garages, and a laundry room for added convenience. Upstairs, you'll find a large family room with another media wall and a wet bar, perfect for entertaining. A separate bonus room makes an ideal space for movie nights. The primary bedroom boasts its own 3-piece en-suite, walk-in closet, and private reading nook with access to the second-level deck. The second bedroom also includes an en-suite and walk-in closet, while the third and fourth bedrooms share a luxurious 5-piece en-suite. The fully finished walk-out basement offers two additional bedrooms, a den, a 3-piece bathroom, a kitchenette, and a spacious recreational room with a dual electric fireplace...

3pc Bathroom 6.92 Ft x 7.67 Ft

Bedroom 14.08 Ft x 15.17 Ft

Bedroom 16.58 Ft x 15.92 Ft

Bedroom 13.25 Ft x 9.58 Ft

Other 17.33 Ft x 13.17 Ft

Recreational, Games room 30.67 Ft x 28.67 Ft

2pc Bathroom 4.58 Ft x 7.92 Ft

3pc Bathroom 8.92 Ft x 7.92 Ft

Den 14.58 Ft x 11.67 Ft

Kitchen 18.33 Ft x 20.17 Ft

Laundry room 9.17 Ft x 12.00 Ft

Living room 30.92 Ft x 28.67 Ft

Other 14.17 Ft x 11.17 Ft

Pantry 8.67 Ft x 10.50 Ft

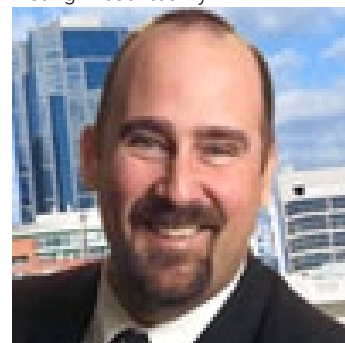
3pc Bathroom 14.00 Ft x 8.75 Ft

3pc Bathroom 8.83 Ft x 8.75 Ft

5pc Bathroom 11.75 Ft x 14.00 Ft

Bedroom 25.42 Ft x 12.00 Ft

Listing Presented By:



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RE/MAX Real Estate (Central)

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Dining room 11.58 Ft x 16.25 Ft