



402068 23 Street Rural Foothills County Alberta

\$2,450,000

Prepare to be impressed with views from every angle. This 3.74 acres is perfectly situated and offers views of the mountains, prairies and Town of Okotoks. Soak in the morning sunrise through the grand windows or on the covered deck while you drink your morning coffee. This timeless, modern 2 storey offers over 4300sqft of developed living space spread throughout it's functional floor plan. As you enter the home you will be drawn to the high ceilings and multitude of east facing windows that draw in natural light. The living room has a sleek floor to ceiling fireplace that makes for the best cozy family movie night spot. The kitchen is well thought out with neutral cabinetry, gas range, built-in microwave and oven, beverage fridge, large island with waterfallled countertops, adjacent butler's pantry and access onto the large composite deck with glass railings. The main floor is finished off with a powder room and mudroom with lockers off the heated (in-floor heat) triple car garage. On your way upstairs you won't be able to help but admire the craftsmanship of the staircase. It has glass and metal railing, solid wood floating risers and a massive west facing window. The upper level has luscious carpet throughout all 4 bedrooms ... yes, 4 bedrooms upstairs! A full bathroom with double vanity, tub shower with tiled walls and laundry room with cabinetry and storage. The primary suite is truly a retreat with mountain views, warm wood accent wall, spa-like ensuite with double vanity, free standing soaker tub and generous fully tiled walk-in shower with niche and bench. The walk-in closet also connects to the laundry room. The walkout basement is fully finished with a 5th bedroom, full bathroom, den, wet bar with loads of storage and stainless-steel fridge, electric fireplace and projector with screen. Exiting the basement's patio doors, you will enjoy year round greenery...

Den 13.58 Ft x 11.25 Ft

Recreational, Games room 26.75 Ft x 21.83 Ft

Furnace 15.42 Ft x 13.08 Ft

Bedroom 12.08 Ft x 10.42 Ft

2pc Bathroom Measurements not available

Laundry room 9.17 Ft x 7.17 Ft

Primary Bedroom 16.92 Ft x 12.67 Ft

Bedroom 12.92 Ft x 9.92 Ft

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Listing Presented By:



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RE/MAX iRealty Innovations

RE/MAX Realty Professionals

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4pc Bathroom Measurements not available
Kitchen 21.58 Ft x 11.50 Ft
Dining room 18.92 Ft x 13.00 Ft
Living room 18.92 Ft x 16.50 Ft
Foyer 12.00 Ft x 9.17 Ft
Other 10.58 Ft x 8.25 Ft

Bedroom 11.33 Ft x 10.58 Ft
Bedroom 11.33 Ft x 9.33 Ft
6pc Bathroom Measurements not available
5pc Bathroom Measurements not available
6pc Bathroom Measurements not available