



## 434205 32 Street Rural Foothills County Alberta

\$1,390,000

This exceptional 5-bedroom, 3-bath residence offers over 4,000 sq ft of beautifully appointed living space. It sits on 5 acres with sweeping mountain views and is set up for horses. Highlights include: extensive 2018 renovations, air conditioning, soaring ceilings, two fire places and a triple oversized garage. A striking entry with a curved staircase leads to a sun-filled living room featuring vaulted open-beam ceilings and a dramatic floor-to-ceiling stone wood-burning fireplace. The dining area opens to a west-facing deck, ideal for entertaining. The bright chef's country kitchen is designed for gatherings, showcasing an oversized island, quartzite countertops, farmhouse sink, bar fridge, 6-burner gas range, and custom floor-to-ceiling cabinetry concealing the fridge/freezer. The spacious primary suite offers a walk-through closet and a spa-inspired 5-piece ensuite with a clawfoot tub. The walk-out lower level provides an inviting family retreat with fireplace, wet bar, generous entertaining space, two additional bedrooms, and a laundry/mudroom with garage access. The property features mature trees, garden or orchard areas, chain-link and pipe fencing, cross-fencing, a small barn, two stock waters, and a workshop. Perfect for a large family and entertaining, this exceptional home offers country living at its finest—just minutes from all amenities as it is conveniently situated between Okotoks and High River. (id:6769)

4pc Bathroom 7.92 Ft x 7.58 Ft  
Recreational, Games room 7.42 Ft x 9.58 Ft  
Bedroom 13.42 Ft x 15.92 Ft  
Bedroom 13.33 Ft x 13.08 Ft  
Laundry room 15.25 Ft x 20.92 Ft  
Family room 29.00 Ft x 20.33 Ft  
Furnace 13.42 Ft x 9.08 Ft  
4pc Bathroom 7.42 Ft x 7.83 Ft

Bedroom 13.75 Ft x 10.83 Ft  
Bedroom 14.00 Ft x 13.42 Ft  
Dining room 14.08 Ft x 12.25 Ft  
Foyer 11.42 Ft x 9.08 Ft  
Kitchen 15.92 Ft x 21.42 Ft  
Living room 16.25 Ft x 21.75 Ft  
Primary Bedroom 19.67 Ft x 13.42 Ft  
Other 11.75 Ft x 12.75 Ft

Listing Presented By:



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