



# 48229 365 Avenue Rural Foothills County Alberta

\$1,469,900

The perfect location for a city commuter or Okotoks resident! This home is situated just east of Okotoks and Green Haven and is also just a quick three minute drive to Highway 2 north which gets you to Calgary in less than 15 minutes! Drive into this 3 acre parcel and the first thing you notice to the west is the unobstructed skyline full of Rocky Mountains! The exposed aggregate front patio and staircase lead you up and into the home where at that point it is very evident that this house has been a meticulously maintained and upgraded since the year of purchase. With an office to your immediate right and the main floor, laundry and mudroom to your immediate left. Once a little deeper into the main floor the open concept that leads back to the great oversized windows again shows off those fabulous Mountain View's. The Kitchen was completely redesigned and rebuilt with beautiful Walnut with custom built-ins for appliances and system for your in ceiling audio. The dining room leads out to a brand new, oversized, spectacular deck with glass railing, and pergola to shade you from the all day sun and sunsets you receive in the backyard. The main floor also hosts one bedroom and a fully remodeled, four piece bathroom. Now upstairs is what makes this home so unique in my mind! THE MASTER RETREAT! The whole second floor is all yours with a massive bedroom, stunning, remodeled, five piece en suite and a massive walk-in closet. One of the biggest highlights has to be the unrivalled Westerly view. The basement is also fully developed with another two bedrooms, four piece bathroom and the great size rec room. Head back outside to the garage or currently used shop that has a current sport court that could easily be converted into another fully enclosed garage. The garage is outfitted with 220 power, heat and water. You will certainly see the attention to detail and the extreme...

Primary Bedroom 28.67 Ft x 14.92 Ft  
5pc Bathroom Measurements not available  
Other 10.25 Ft x 6.08 Ft  
Recreational, Games room 27.17 Ft x 20.00 Ft

Kitchen 15.25 Ft x 6.83 Ft  
Living room 13.75 Ft x 12.00 Ft  
Dining room 13.67 Ft x 11.00 Ft  
Office 10.92 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

**RE/MAX Realty Professionals**

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Bedroom 13.50 Ft x 9.50 Ft

Bedroom 13.67 Ft x 12.67 Ft

4pc Bathroom Measurements not available

Storage 9.50 Ft x 3.92 Ft

Bedroom 13.25 Ft x 9.92 Ft

Laundry room 14.75 Ft x 7.67 Ft

4pc Bathroom Measurements not available