



80089 264 Avenue Rural Foothills County Alberta

\$1,450,000

Where refined country living meets thoughtful design, this exceptional 4.82-acre equestrian estate offers privacy, security, and comfort -15 minutes to South Calgary or Okotoks. Tucked into a peaceful setting, you'll enjoy wide-open space with quick access to shopping, dining, schools, and recreation. Enter through 12-foot double electric gates and follow the newly asphalted, slurry-sealed driveway to a custom 2,143 sq ft bungalow by Triple M Homes, perfectly positioned to capture mountain and pasture views. Inside, vaulted ceilings and abundant natural light create an airy, welcoming atmosphere. The living room is anchored by a gas fireplace with a striking brick feature wall -- a warm focal point for gathering and relaxation. Floor plug-ins add flexibility for furniture placement and lighting. The kitchen and dining area form the heart of the home, surrounded by expansive windows that invite the outdoors in. Ideal for both intimate dinners and lively gatherings, this space feels bright and connected to nature. A redesigned butler's pantry with custom cabinetry adds style and practicality, leading to the rear boot room with laundry, storage, and a 1/2 bath. The east wing offers privacy and versatility, featuring a flexible den -- perfect as a home office or studio -- plus two generously sized bedrooms with large windows and ample closets. These rooms are perfect for family members or guests, offering both space and tranquility. A beautifully finished 4-piece bathroom serves this wing with timeless appeal. Privately situated on the other side of the home, the primary suite is a serene retreat. Generous in scale, it flows into a spa-inspired ensuite complete with a freestanding soaking tub, walk-in shower, large vanity, dedicated makeup counter, and a spacious walk-in closet designed to simplify daily living. Outdoor living is designed for year-round enjoyment: 12'...

Other 6.42 Ft x 10.50 Ft
Office 9.58 Ft x 14.17 Ft
Living room 14.67 Ft x 21.50 Ft
Kitchen 11.08 Ft x 14.08 Ft

Primary Bedroom 13.50 Ft x 14.17 Ft
Bedroom 10.17 Ft x 11.75 Ft
Bedroom 10.67 Ft x 14.17 Ft
4pc Bathroom 5.00 Ft x 10.25 Ft

Listing Presented By:



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Century 21 Foothills Real Estate

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Dining room 12.00 Ft x 14.25 Ft

Laundry room 11.58 Ft x 12.33 Ft

Pantry 4.00 Ft x 8.50 Ft

5pc Bathroom 13.83 Ft x 14.00 Ft

2pc Bathroom 2.58 Ft x 6.25 Ft