



# 81194 2378 Drive Rural Foothills County Alberta

\$1,700,000

Horse lovers!!! This perfect setup is just what you've been waiting for. Over 4000 sqft of living space, 4 stall heated barn with wrap around cover, nearly finished guest suite, 5 full acres, mountain views, 2 outdoor riding arenas and so much more located just 7 minutes to Okotoks in dark sky country where the stars shine bright at night. When you enter the home, you have lots of room to kick your boots off in the large entry that leads you to the main floor home office/den. There is a formal dining room with a large south facing window. The kitchen has warm wood cabinetry, ample storage, stainless steel appliances, gas range, granite countertops, and a large island. The open floor plan flows to the dining nook and living room with a gas fireplace and large windows that flood the space with natural light. There is a large walk-through pantry with built-in shelving that leads you to the mudroom with built-in lockers and access to the triple attached garage. The main floor is finished with a powder room and access to the large vinyl deck with glass railing and stairs to the yard. Upstairs you'll find 4 bedrooms!! The primary bedroom has a large walk-in closet, balcony and ensuite bathroom with double vanity with granite counters, jetted soaker tub, and large tiled shower. The 3 additional bedrooms are appropriately sized and there is a full bathroom to share. You will love the upper floor laundry room with built in storage, sink and granite countertops. Down the hall is a huge bonus room with vaulted ceilings and a balcony.... a great place to soak in the views. The basement is fully finished with a large family room that has a cozy gas fireplace, an eye-catching bar with granite countertops, built-in storage, wine rack, dishwasher, beverage fridge and sink! There is a flex space where you could have a 2nd office or even a home gym. There is a 5th bedroom and anothe...

3pc Bathroom Measurements not available

Other 9.33 Ft x 8.83 Ft

Bedroom 10.42 Ft x 11.00 Ft

Recreational, Games room 25.50 Ft x 35.50 Ft

Living room 14.08 Ft x 12.50 Ft

Other 10.92 Ft x 13.42 Ft

Office 8.08 Ft x 10.33 Ft

Pantry 7.25 Ft x 16.75 Ft

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Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations

**RE/MAX Realty Professionals**

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<b>Furnace</b>	8.92 Ft x 13.08 Ft	<b>4pc Bathroom</b>	Measurements not available
<b>2pc Bathroom</b>	Measurements not available	<b>5pc Bathroom</b>	Measurements not available
<b>Den</b>	9.00 Ft x 12.25 Ft	<b>Bedroom</b>	10.08 Ft x 10.00 Ft
<b>Dining room</b>	10.00 Ft x 10.67 Ft	<b>Bedroom</b>	10.42 Ft x 11.08 Ft
<b>Foyer</b>	8.67 Ft x 10.08 Ft	<b>Bedroom</b>	11.00 Ft x 12.50 Ft
<b>Kitchen</b>	18.67 Ft x 16.00 Ft		