

\$2,695,000 - 274097 Haven's Gate E, Rural Foothills County

MLS® #A2193006

\$2,695,000

3 Bedroom, 2.00 Bathroom, 3,428 sqft
Residential on 3.16 Acres

NONE, Rural Foothills County, Alberta

Surrounded by an environmental reserve on both the rear and side of the property, this spacious executive bungalow with walk-out basement is tucked into a beautifully treed 3.16-acre lot, making it a secluded and tranquil homestead. This property is only 10 minutes from the Town of Okotoks and only 14 minutes to Calgary's South Health Campus Hospital, making all amenities just a short distance away.

The home is stunning and boasts 3,400 sq ft of impeccably finished living space on the main floor, featuring 3+ bedrooms and remarkable 12-foot high ceilings in the main area, with 10-foot ceilings throughout the rest of the rooms. The spacious main area is perfect for entertaining family and friends, highlighted by expansive windows that bring in natural light and breathtaking views.

The gourmet kitchen is equipped with everything a chef could desire, including a massive gas stove with grill, built-in wall oven and warming drawer, and both a full-size built-in fridge and freezer encased in clear maple-stained facades and trim. A huge walk-in pantry off the dining area completes this culinary dream.

The private primary suite, accessible through double doors, features a gas fireplace surrounded by sandblasted Italian marble, large windows overlooking the Feng Shui Garden and Rocky Mountains, and a spa-like



bathroom with marble tiles, a massive soaker tub next to an oversized picture window, a glass-enclosed shower, double vanity with ample storage, and a huge walk-in closet with interior lit built-in glass-front cabinets. The primary bedroom has a door that opens out to the expansive covered rear deck that wraps across the back of the main floor to the dining room entrance.

The undeveloped walk-out basement, with 10-foot ceilings, is ready for customization. With roughed-in plumbing for 3 bathrooms and a separate furnace, this basement presents the perfect opportunity to create a home theater, games room, additional bedrooms, or a secondary suite for multi-generational living (upon approval from Foothills County). There are 2 exterior doors that lead out to a stamped concrete patio that is covered by a pine ceiling fit with pot lights.

This impressive acreage property is gated with a paved driveway leading to a 3-car oversized garage and additional RV parking along with a fenced-in dog run that is conveniently located behind the garage.

Don't miss the chance to own this exquisite executive bungalow in Havenâ€™s Gate, where luxury meets nature.

Built in 2018

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2193006 |
| Price | \$2,695,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 3,428 |
| Acres | 3.16 |
| Year Built | 2018 |
| Type | Residential |

| | |
|----------|----------------------------------|
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 274097 Haven's Gate E |
| Subdivision | NONE |
| City | Rural Foothills County |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 4Y7 |

Amenities

| | |
|--------------|---------------------------------------------------------------------------------------------------------|
| Parking | Electric Gate, Garage Door Opener, Garage Faces Front, Paved, RV Access/Parking, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s) |
| Appliances | Built-In Freezer, Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Gas Water Heater, Humidifier, Microwave, Oven-Built-In, Range Hood, Warming Drawer, Washer/Dryer, Water Softener |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Living Room, Master Bedroom |
| Has Basement | Yes |
| Basement | Full, Unfinished, Walk-Out |

Exterior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Garden |
| Lot Description | Dog Run Fenced In, Environmental Reserve, Garden, Landscaped, No Neighbours Behind, Paved, Private, See Remarks, Treed, Views |
| Roof | Asphalt Shingle |
| Construction | Mixed, Stone, Wood Frame |

Foundation Poured Concrete

Additional Information

Date Listed February 6th, 2025

Days on Market 131

Zoning CR

Listing Details

Listing Office CIR Realty

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