



THE
A-TEAM

**RE/MAX
FIRST**

354015 MERIDIAN Street, Rural Foothills County T1S 7B4

MLS® #: **A2177697**

Area: **NONE**

Listing Date: **11/07/24**

List Price: **\$1,999,999**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**

Finished Floor Area

Abv Sqft: **2,175**
Low Sqft:
Ttl Sqft: **2,175**

Year Built: **2020**
Lot Information
Lot Sz Ar: **115,434 sqft**
Lot Shape:

DOM

44
Layout
Beds: **6 (2 4)**
Baths: **6.5 (6 1)**
Style: **Acreage with Residence,Bungalow**

Access:
Lot Feat: **Cul-De-Sac,Lawn,Landscaped,Level,See Remarks**
Park Feat: **Triple Garage Attached**

Parking

Ttl Park: **0**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer: **Septic System**
Ext Feat: **Other,Private Yard**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 11`8"	4pc Ensuite bath	Main	7`6" x 4`9"
5pc Ensuite bath	Main	11`4" x 20`0"	Bedroom	Main	11`4" x 14`8"
Dining Room	Main	9`10" x 20`4"	Foyer	Main	8`3" x 11`8"
Kitchen	Main	15`1" x 20`4"	Living Room	Main	22`7" x 14`7"

Pantry	Main	0`0" x 0`0"	Bedroom - Primary	Main	16`2" x 17`5"
Walk-In Closet	Main	9`4" x 4`11"	4pc Ensuite bath	Basement	4`11" x 9`1"
4pc Ensuite bath	Basement	5`1" x 9`1"	4pc Ensuite bath	Basement	5`1" x 9`1"
4pc Ensuite bath	Basement	5`1" x 9`1"	Bedroom	Basement	16`6" x 16`7"
Bedroom	Basement	16`6" x 16`8"	Bedroom	Basement	16`8" x 16`7"
Bedroom	Basement	16`8" x 16`6"	Laundry	Basement	19`0" x 16`4"
Game Room	Basement	15`10" x 24`6"	Storage	Basement	7`1" x 3`2"
Furnace/Utility Room	Basement	5`8" x 2`10"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1711666**

Zoning: **CRA**

Remarks

Pub Rmks: **Welcome to this luxurious bungalow on 2.68 acres, offering breathtaking valley views and the beauty of surrounding wildlife. This stunning property boasts 4,200 sqft of expertly designed living space and exudes quality and sophistication at every turn. Exterior features include premium Hardie siding with a 25-year paint warranty, durable 25-year fibreglass roof shingles, stone accents on all elevations, aluminum soffits and fascia, cedar rim boards, and composite decking—built to last. The home has luxurious details, including designer window coverings, quartz countertops, and a built-in entertainment system that adds convenience and elegance. The open-concept main floor is bathed in natural light, enhanced by triple-pane windows. Here, you'll find a spacious living room with a cozy gas fireplace, a chef's kitchen with top-of-the-line appliances and two dishwashers, and a dining area seamlessly transitioning to an outdoor patio, complete with a built-in BBQ. The extensive landscaping around the property includes trees, plants, and shrubs equipped with a dripline and sprinkler system, adding privacy and easy maintenance. A newly installed fence surrounds the property for added security. This home provides unmatched comfort and privacy. It has six spacious bedrooms, each with its own ensuite. Two bedrooms are on the main floor, including the well-appointed master retreat, and four additional bedrooms are on the in-floor heated lower level. Each features built-in desks, ideal for guests or family members. The lower level also offers a dedicated media room for entertainment. An oversized heated triple garage with high-efficiency doors and openers adds practicality and convenience. Located on the western edge of Okotoks, this home is close to parks, walking paths, a playground, a baseball diamond, a seasonal creek, and environmental reserves on both sides. Nearby top-rated public and private schools make this property ideal for families seeking both luxury and location. This is more than a home; it's a lifestyle opportunity too extraordinary to miss.**

Inclusions: **na**
 Property Listed By: **Sotheby's International Realty Canada**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











