



274097 HAVEN'S Gate, Rural Foothills County T1S 4Y7

MLS® #: **A2193006** Area: **NONE** Listing **02/06/25** List Price: **\$2,695,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Foothills County**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **137,649 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,427**
 Low Sqft:
 Ttl Sqft: **3,427**

DOM

16
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Acreeage with Residence,Bungalow**

Parking

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

Access:
 Lot Feat: **Dog Run Fenced In,Environmental Reserve,Garden,No Neighbours Behind,Landscaped,Paved,Private,See Remarks,Treed,Views**
 Park Feat: **Electric Gate,Garage Door Opener,Garage Faces Front,Paved,RV Access/Parking,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Septic System**
 Ext Feat: **Dog Run,Garden**

Construction: **Mixed,Stone,Wood Frame**
 Flooring: **Ceramic Tile,Marble,Wood**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **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**
 Int Feat: **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)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	8`1" x 16`8"	Living Room	Main	26`11" x 28`10"
Kitchen	Main	15`4" x 16`3"	Dining Room	Main	13`4" x 14`11"
Pantry	Main	13`3" x 12`0"	Mud Room	Main	13`2" x 16`8"
Bedroom	Main	11`3" x 12`2"	3pc Bathroom	Main	7`11" x 5`11"
Flex Space	Main	15`3" x 11`4"	Bedroom	Main	13`7" x 12`5"
Laundry	Main	7`7" x 10`1"	Bedroom - Primary	Main	18`7" x 17`4"
5pc Ensuite bath	Main	24`11" x 14`5"	Walk-In Closet	Main	11`7" x 9`7"

Other
Furnace/Utility Room

Basement
Basement

56`3" x 79`11"
12`2" x 22`5"

Office

Basement

7`0" x 16`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0811474

Zoning:
CR

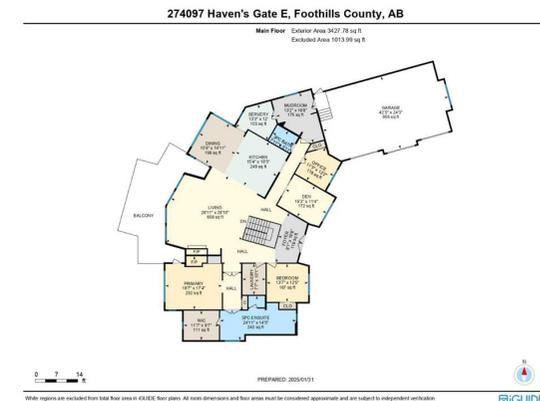
Remarks

Pub Rmks:

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 Haven's Gate, where luxury meets nature. Shed, playset in rear yard, hot tub, outdoor storage cabinet next to hot tub
CIR Realty

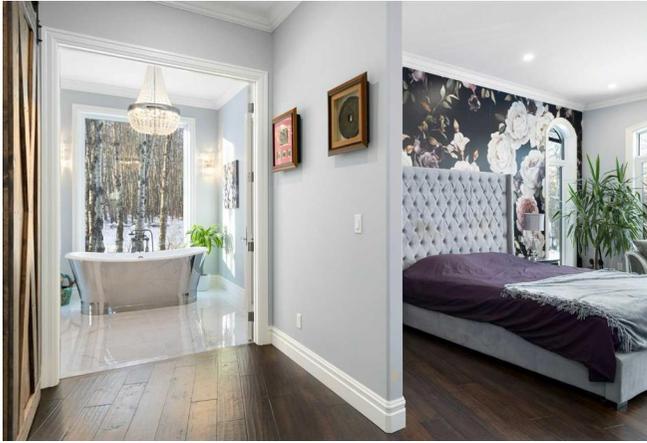
Inclusions:
Property Listed By:

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











274097 Haven's Gate E, Foothills County, AB

