

# **\$1,700,000 - 418044 48 Street W, Rural Foothills County**

MLS® #A2215872

**\$1,700,000**

5 Bedroom, 4.00 Bathroom, 2,631 sqft  
Residential on 2.67 Acres

NONE, Rural Foothills County, Alberta

Discover this stunning custom-built walkout bungalow, almost new and nestled on 2.67 acres just 10 minutes south of Okotoks, offering breathtaking mountain views. With over 4,900 square feet of thoughtfully designed living space, this impressive residence includes a spacious 1,216 sq ft oversized triple garage and a 42 x 32 ft heated shop. Built with an emphasis on energy efficiency, it boasts an ICF block foundation and SIP walls, ensuring optimal performance. As you step inside, you're greeted by panoramic mountain vistas and an abundance of natural light pouring in through large windows. The home features exquisite engineered hardwood flooring, soaring 10 ft ceilings, and 8 ft solid core doors throughout. The chef's dream kitchen is equipped with extended height cabinets, a built-in wall oven, a butler's pantry, a farmhouse sink, quartz countertops, and a massive island complete with a wine fridge. The spacious living room, with its stunning views, showcases a beautiful fireplace adorned with stacked stone and a wooden mantle. Perfect for entertaining, the expansive dining room opens up to a low-maintenance 42.5 x 12 ft deck, ideal for barbecuing while enjoying spectacular sunsets. A well-appointed office with built-in shelving provides a perfect workspace at home. Retreat to the impressive master suite, featuring captivating views and direct access to the deck. The luxurious ensuite includes a wet room with a shower and tub, dual vanities



with quartz countertops, and a huge walk-in closet. On the opposite side of the home, you'll find two generous bedrooms and a stylish family bathroom with a standalone tub, oversized tiled shower, and double vanity. Completing the main level is a convenient half bath and a laundry/mudroom adorned with a chic tiled floor, built-in lockers, and a laundry sink with quartz counter. The fully finished walkout basement, with in-floor heating (each room has its own thermostat), offers a massive family/games room perfect for entertaining, a wet bar, a golf simulator, a home gym, and a large flex room that can be customized as a theater, gym, or additional bedroom. Two additional bedrooms with plush upgraded carpeting and a bathroom featuring an impressive tiled shower and dual sinks round out this level. Step outside to the future brick patio to soak in the stunning west-facing views. Additional features include ample storage, a well producing 4 gpm, and a 380-gallon cistern. The expansive triple garage is roughed in for heaters and features oversized doors, with the longest bay measuring 27.5 ft. The heated shop, equipped with two oversized automatic doors, a covered entry, and plenty of electrical outlets, also includes a concrete floor and a four-piece bathroom with laundry rough-in. Call your favourite realtor for a showing today!

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2215872    |
| Price          | \$1,700,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,631       |

|            |                                  |
|------------|----------------------------------|
| Acres      | 2.67                             |
| Year Built | 2021                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Acreage with Residence, Bungalow |
| Status     | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 418044 48 Street W     |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 1A1                |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected   |
| Parking Spaces | 10   |
| Parking        | Driveway, Garage Door Opener, Insulated, Oversized, Triple Garage Attached, Asphalt, Quad or More Detached, Workshop in Garage |
| # of Garages   | 4  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Soaking Tub, Storage, Walk-In Closet(s)   |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Central, High Efficiency, In Floor, Fireplace(s), Forced Air, Boiler   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Lighting, Private Entrance, Private Yard, Rain Gutters |
| Lot Description   | Backs on to Park/Green Space, Private, Treed, Views    |

|              |  |
|--------------|--|
| Roof         | Asphalt Shingle  |
| Construction | Composite Siding, Wood Siding, ICFs (Insulated Concrete Forms) |
| Foundation   | ICF Block  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 5             |
| Zoning         | CRA           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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