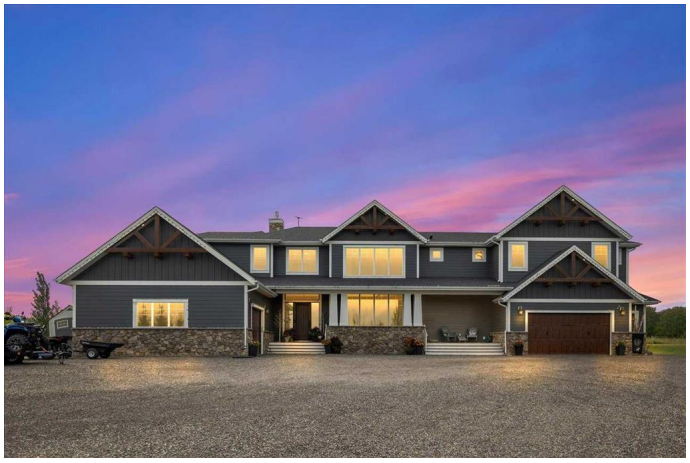
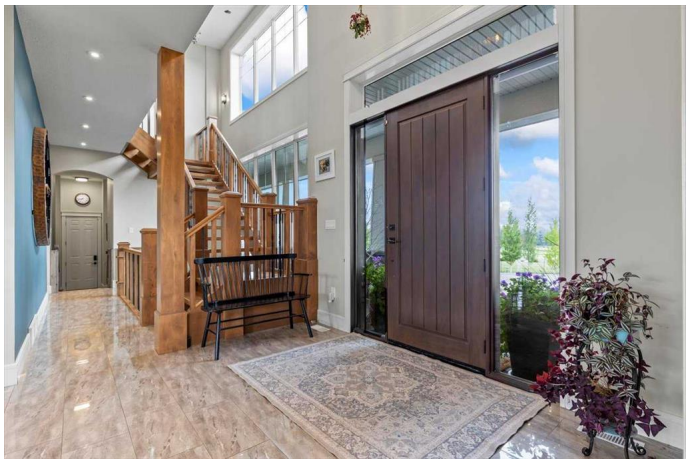
$2,900,000 - 17195 316 Avenue E, Rural Foothills County

MLS® #A2256955

$2,900,000
8 Bedroom, 8.00 Bathroom, 5,044 sqft
Residential on 3.12 Acres

NONE, Rural Foothills County, Alberta





Welcome to an extraordinary CUSTOM-BUILT estate where functional luxury and privacy meet in perfect harmony. Set on 3.12 acres at the end of a quiet cul-de-sac with no neighbours behind, this residence offers more than 7,000 sqft of impeccably designed living space across three levels and a seamless balance of serene country living with city convenience. As you step inside the foyer, the 20-foot ceilings might be the last thing you notice as the adjacent awe-inspiring floating Alderwood staircase immediately grabs your attention and sets a tone of refined craftsmanship. While still standing in the foyer, the open concept design allows you to look past the raised dining room with coffered ceiling, double-sided stone fireplace and living room into the nook with its own 14-foot vaulted ceiling and a panoramic view of the backyard. The gourmet kitchen is a chefâ€™s dream that features floor-to-ceiling custom cabinetry, double 8-foot Knotty Alder Islands, Jenn-Air Professional 36â€• Dual Fuel 6-Burner Range & Jenn-Air Professional Convection Wall Oven, 40â€• Native Trails Copper Farmhouse sink, and the striking combination of quartz and leathered granite countertops provides seemingly endless counter space. The main floor also includes a private office ideal for working from home, along with two mudrooms that provide entrance into the home from both heated garages. This magnificent home

includes 8 BEDROOMS (each with its walk-in closet) and 7.5 BATHS (in total) with a fully developed basement. Upstairs, you'll find six bedrooms, including the luxurious primary retreat with an oversized walk-in closet and a beautifully appointed ensuite, along with five bedrooms. There is room for extended family or multi-generational living. The fully finished basement boasts a massive recreation room/games room, two spacious bedrooms and storage. Comfort and efficiency are paramount with in-floor radiant heating, built-in multi-zone sound system and instant hot water throughout the house. The home comes equipped with water treatment, a dedicated sports room, ample storage and even three washers and three dryers to keep pace with an active lifestyle. Enjoy outdoor living at its finest with a large front veranda, a private gazebo surrounded by maturing trees, a firepit / BBQ area, and stunning views of the Calgary Skyline. There is room for your RV, complete with full RV hookups, along with ample parking spaces for more cars than you can imagine. The property is just outside of Okotoks corporate limits (500m), offering you the choice of public and Catholic schools within 5 minutes or private schools less than 10 minutes away from the house. This premium property delivers unrivalled space, privacy and craftsmanship making it a rare offering, add in its ideal location, itâ€™s a one of a kind offering on the market today!

Built in 2016

Essential Information

MLS® #	A2256955
Price	$2,900,000
Bedrooms	8
Bathrooms	8.00
Full Baths	7

Half Baths	1
Square Footage	5,044
Acres	3.12
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	17195 316 Avenue E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 3S4

Amenities

Parking Spaces	14
Parking	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Plug-In, Single Garage Attached, Garage Faces Side
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Crown Molding, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Convection Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Freezer, Garage Control(s), Gas Stove, Microwave, Range Hood, Water Softener, Window Coverings, Wine Refrigerator, Water Conditioner
Heating	In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Radiant, Zoned, Steam
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Gas, Living Room, Stone, See Through
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Dog Run, Fire Pit, Private Yard, RV Hookup
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gazebo, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Composite Siding, Concrete, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Zoning	CRA

Listing Details

Listing Office	One Percent Realty

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