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

MLS® #A2236084

\$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 Haven's Gate, where luxury meets nature.

Built in 2018

Essential Information

MLS® # A2236084 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 Garage Door Opener, Garage Faces Front, RV Access/Parking, Triple

Garage Attached, Electric Gate, Paved

of Garages 3

Interior

Interior Features Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double

Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Walk-In

Closet(s), Bathroom Rough-in, Crown Molding

Appliances Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave,

Range Hood, Washer/Dryer, Water Softener, Built-In Freezer, Built-In Gas Range, Oven-Built-In, Convection Oven, Gas Water Heater,

Humidifier, Warming Drawer

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 Garden, Landscaped, No Neighbours Behind, Private, See Remarks,

Treed, Views, Dog Run Fenced In, Environmental Reserve, Paved

Roof Asphalt Shingle

Construction Mixed, Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 3rd, 2025

Days on Market 125 Zoning CR

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.