



DON'T GAMBLE WITH YOUR HOME.
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48069 279 Avenue E
Rural Foothills County, Alberta

MLS # A2210120



\$2,695,000

Division:	Deer Creek Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,032 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Electric Gate, Gated, Heated Garage, Insulated, Plug-In, RV Access		
Lot Size:	4.00 Acres		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	23-21-29-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home, Pantry, Wet Bar		

Inclusions: Sump Pump, Water - Filtration, Water - Reverse Osmosis, Water Softener, Security gateremotes(3), Security System w/Cameras(7), Monitor, Control Box/HD, TV Brackets(3), Shed/Playhouse, Tire Racks in Garage

Welcome to this one-of-a-kind 4 ACRE estate, thoughtfully designed and impeccably detailed in Deer Creek Estates. Ideally situated between Calgary and Okotoks, escape the city to this exquisite CUSTOM BUILT home. Assessed through a secure black iron gate, this luxurious residence is set back on the property with an impressive deep water well that delivers up to 13 gpm! Once inside, the 10 ft ceilings and expansive floor-to-ceiling windows immediately capture your eyes. Over 4000 sq ft of living space with premium finishes throughout include ceramic wood plank tile flooring and luxurious carpeting. The gourmet kitchen is a chef's delight, complete with top-of-the-line appliances including a Wolf six-burner gas range, an integrated wood-paneled Miele refrigerator and dishwasher, built-in convection wall oven, and microwave. Quartz countertops, herringbone tile backsplash, pendant lighting, and custom-built full-height oak stained cabinetry further elevate the space. Adjacent to the kitchen, the dining room features an exquisite built-in china cabinet. The primary bedroom spans the entire southern side of the home, perfectly positioned overlooking the tranquil environmental reserve and serene pond. The ensuite is a luxurious retreat boasting heated floors, dual sinks, bespoke cabinetry, a relaxing soaker tub, and an expansive tiled shower. Heated flooring extends into the custom-designed walk-in closet, conveniently connected to the upper-floor laundry. Additionally, the upper level includes a spacious bonus room, two generously sized bedrooms with walk-in closets, and a luxurious 5 pc bath. Occupying the lower level is a family room with thermostat-controlled stone gas fireplace, two bedrooms, 3 pc bath, and wet bar. The highlight is a custom-built wine cellar with a 350-bottle capacity, elegantly displayed behind floor-to-ceiling glass with

recessed lighting. Backing onto a pristine environmental reserve,featuring an expansive deck with a covered sitting area, BBQ gas line, and glass railings. The oversized 1,300 sq ft garage boasts impressive 13 ft ceilings, ideal for a car lift, fully insulated, heated, finished with painted walls, thermostat control, hot/cold sink, floor drain, two 8 ft garage doors—all with convenient side-lift openers. If that's not enough space for you, future carriage house plans w/triple car garage and 1000 sq ft unit above are ready for you to build. RV enthusiasts will appreciate full RV hookup services and a 16-foot wide pavement extending behind the garage to the back deck, which is ready for your hot tub with an existing gazebo. Professionally landscaped with a wide variety of fruit trees and borders of huge evergreens that enhances privacy. Highly regarded schools are less than five minutes away, making this estate perfect for families - truly a rare opportunity.