

**17195 316 Avenue E**  
**Rural Foothills County, Alberta**

**MLS # A2302745**



**\$2,895,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	5,017 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	7 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	3.12 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Gazebo, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas, Steam, Zoned	<b>Water:</b>	Cistern, Private, Well
<b>Floors:</b>	Carpet, Hardwood, Stone, Tile, Vinyl, Wood	<b>Sewer:</b>	Mound Septic, Pump, Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	9-21-29-W4
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Concrete, Stone	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	Shelves & Wardrobes in the Sports Room, Gazebo, Dog house, TV in the kitchen, Energy Star Dryer(2), Energy Star Washer (2), Samsung Fridge in Pantry, Outdoor Speakers, Sonos Amplifier		

Some homes are built to impress. This one was built to breathe. Tucked at the end of a quiet cul-de-sac on 3.12 private acres, 17195 316 Avenue E offers the rare combination so many acreage buyers are searching for: privacy, space, luxury, and everyday convenience just minutes from Okotoks and a short drive to South Calgary. With over 7,000 sq. ft. of total developed living space, this custom-built estate was designed for real life at scale. The grand entry sets the tone with soaring ceilings, natural light, and a stunning floating Alderwood staircase, but the true strength of the home is how effortlessly it functions. The main floor is built for gathering, hosting, and staying organized. The kitchen is the heart of the home with double Alder islands, Jenn-Air professional appliances, a copper farmhouse sink, and enough prep and serving space for everything from quiet mornings to full house celebrations. Multiple living and dining areas create flexibility, while the private office, oversized mudroom/laundry area, dedicated sports room, and heated garages make day-to-day life feel easier. Upstairs, you'll find 5 bedrooms + home office + bonus room all on the top level, including a peaceful primary retreat with a spa-inspired ensuite and oversized walk-in closet. The additional bedrooms are generously planned, many with walk-in closets and bathroom access, giving everyone room to spread out. The fully finished lower level adds even more flexibility with two additional bedrooms, a large recreation and games area, fitness space, and room for guests, hobbies, movie nights, or extended stays. Outside, the acreage completes the lifestyle. Enjoy mature trees, no neighbours behind, city views, a front veranda, private gazebo, firepit area, BBQ space, RV hookups, generous parking, and room to truly breathe. This is more than a large luxury home on land. It is privacy

without isolation. Luxury without stiffness. Space without wasted space. A rare near-city acreage designed for the way life actually unfolds. 17195 316 Avenue E &mdash; a private retreat minutes from everything.