

\$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

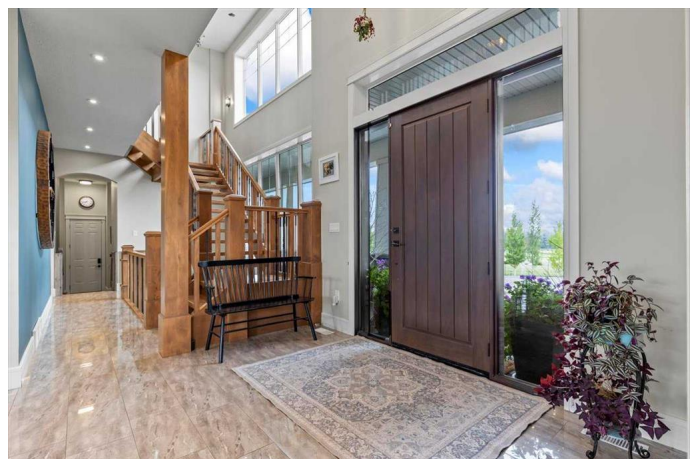
NONE, Rural Foothills County, Alberta

Welcome to a truly special custom-built estate tucked away on 3.12 private acres at the end of a quiet cul-de-sac. With no neighbours behind, peaceful views, and more than 7,000 sq. ft. of beautifully designed living space, this home feels like your own private retreat, yet you're just minutes from Okotoks and Calgary.

What makes this place so special is how effortlessly luxury and livability come together. The moment you step inside, the soaring 20-foot ceilings and stunning floating Alderwood staircase make a lasting impression. The open layout feels warm and welcoming, with sunlight streaming through every window and open views that connect the dining room, living room, and cozy nook overlooking the backyard.

The kitchen is the true heart of the home – spacious, stylish, and made for gatherings. It features double 8-foot Alder islands, Jenn-Air professional appliances, and a gorgeous copper farmhouse sink. Whether you're cooking for two or hosting the whole family, there's room (and counter space) for everyone.

This home was designed for real life with heated garages, two mudrooms, and even a private office that makes working from home



easy. With 8 bedrooms and 7.5 bathrooms, there's space for everyone to spread out. Upstairs, you'll find six bedrooms, including a serene primary suite with a spa-like ensuite and an oversized walk-in closet. The fully finished basement adds two more bedrooms, a massive games and recreation area, and a dedicated sports room.

Comfort is built right in with in-floor heating, multi-zone sound, and instant hot water. There are even three washers and three dryers, perfect for a big household or multi-generational living.

Step outside and you'll see why this property is such a gem. Enjoy mountain and city views, relax on the front veranda, gather around the firepit or BBQ area, or unwind under the private gazebo surrounded by mature trees. There's plenty of parking, full RV hookups, and more than enough space for guests and toys.

You'll love how close everything is to public and Catholic schools are within 5 minutes, and private schools are just a short drive away. It's the best of both worlds: country living with city convenience.

This home is more than a mansion it's a lifestyle. Thoughtfully designed, beautifully built, and perfectly located, 17195 316 Avenue E is a rare find that truly has it all.

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, Insulated, Garage Faces Side, Heated Garage, Oversized, Plug-In, Single Garage Attached
# of Garages	3

Interior

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

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

Exterior

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

Additional Information

Date Listed	September 18th, 2025
Days on Market	46
Zoning	CRA

Listing Details

Listing Office	One Percent Realty
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