

\$1,395,000 - 274045 Haven's Gate E, Rural Foothills County

MLS® #A2254214

\$1,395,000

4 Bedroom, 4.00 Bathroom, 2,270 sqft
Residential on 3.11 Acres

NONE, Rural Foothills County, Alberta

Backing onto a environmental reserve, this large bungalow is nestled into a beautifully treed and secluded 3.11 acre lot, This is the homestead of Harmony ridge estates making it the most desirable location! Only 10 minutes from the Town of Okotoks and only 14 minutes to Calgary's South Health Campus Hospital With two schools and Scott seaman sports rink only 2 min down the road, Country living with walking distance to schools and Hockey. Can it get any better?

As you enter the property at the end of a cul-de-sac that is paved think of the kids ripping bikes or scooters but still able to be adventurous in the woods. Drive down the driveway and think about how easy it would be coming home each day as you pull into the garage with entry to main floor and steps down from garage to basement (mud room/ laundry room) toss the hockey gear down to dry out and be fresh for the next game! Enter the home on the East side through front door, here you will see the most lovely screened in 3 season room for family nights or friends over for a glass of your favourite beverage, and if no one is over grab a book and listen to nature as you wind down from the day. Inside you will find a office or convert back to upstairs laundry room (all hookups still in place) A wonderful kitchen that leads to a massive deck that is west facing with stunning views and a hot tub that tops it off, walk back in to a formal dinning



area and massive family living room, and then check out the 3 large bedrooms with all new windows.

Downstairs you will find another large family room / games room a 4th large size bedroom and another bathroom and completing the space is a massive storage room equipped with a cold room, laundry and storage. This house has a new well installed 2022 producing 7.5gpm and 2 newer furnaces, AC, Copper and pex plumbing. It's just amazing what else can I say! Come call Haven's Gate your haven today!

Built in 1970

Essential Information

MLS® #	A2254214
Price	\$1,395,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,270
Acres	3.11
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	274045 Haven's Gate E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4Y7

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Storage
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Partial, Partially Finished, Walk-Up To Grade

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Playground, Private Yard, Dog Run
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Many Trees, Native Plants, Environmental Reserve
Roof	Asphalt Shingle
Construction	Mixed, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	18
Zoning	CR

Listing Details

Listing Office	RE/MAX Complete 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.