

# \$1,860,000 - 710 Green Haven Place, Rural Foothills County

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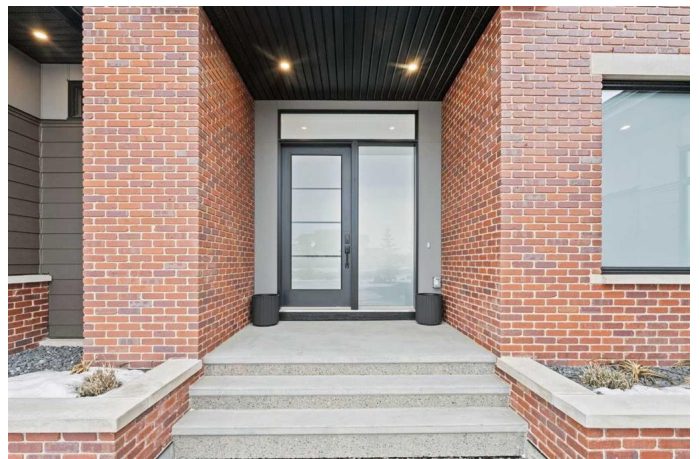
MLS® #A2189486

**\$1,860,000**

4 Bedroom, 3.00 Bathroom, 2,202 sqft  
Residential on 0.80 Acres

Green Haven Estates, Rural Foothills County,  
Alberta

Welcome to this stunning luxury walkout bungalow, offering an impressive 4,200 sq ft of meticulously designed living space. Nestled in a serene setting with mountain views, just minutes from Calgary and seconds from Okotoks, this home combines elegance and comfort, making it the perfect retreat for discerning homeowners. As you step inside, you are greeted by a grand living room featuring a breathtaking 16-foot coffered ceiling that creates an airy and sophisticated atmosphere. The remainder of the home boasts 10-foot ceilings, enhancing the spacious feel throughout. High-end finishes abound, including exquisite Britannica gold quartz countertops with a striking waterfall edge and custom paneled Jenn Air appliances, complemented by an industrial-strength hood fan and a 48-inch gas stove with dual gas ovens, perfect for culinary enthusiasts. The large butler's pantry adds convenience and style, while custom upgraded lighting throughout the home elevates the overall aesthetic. Luxury vinyl plank flooring and white trim create a cohesive and elegant look, ensuring every detail has been thoughtfully considered. Retreat to the expansive primary bedroom, where you'll find a luxurious en suite featuring heated Calcutta marble tile flooring, a large 67" standalone bathtub with picturesque views,



and a spacious 10 mm glass shower. The generous walk-in closet with custom shelving provides ample storage and organization. The upper level also includes a dedicated office space and a large laundry room equipped with steam washer and dryer, making daily tasks a breeze. Venture down to the basement, where entertainment awaits! With a state-of-the-art projector and screen, in-floor heating, and 10-foot ceilings, this space is perfect for movie nights or gatherings. The large wet bar leads out to a covered patio, ideal for hosting family and friends. Three additional spacious bedrooms and a full bathroom complete this lower level, ensuring comfort for everyone. This home is built to last, featuring spray foam insulation in all joists and there is even insulation under the concrete slab, along with upgraded black-framed windows that allow for abundant natural light—48 windows in total! Central air conditioning, two stage variable high efficiency furnace, fan tech HRV, Central vac. The oversized heated garage comfortably accommodates three vehicles, along with room for lawn mowers, motorcycles, and all your recreational toys. Fully drywalled, painted, and finished, this garage is as functional as it is stylish. The outdoor space is equally impressive, with a fully landscaped yard featuring 28 large spruce trees and over 100 shrubs, retaining walls, low-maintenance mulch and irrigation. The property is fully fenced for privacy and security, and offers RV parking with 220V power outside and in the garage. The modern yet traditional exterior is finished with hardy panels, hardy siding, full brick and wind resistant shingles. Too many upgrades and features to list, this home is THE ONE!

Built in 2023

## **Essential Information**

MLS® #	A2189486
Price	\$1,860,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,202
Acres	0.80
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	710 Green Haven Place
Subdivision	Green Haven Estates
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0A0

### Amenities

Amenities	Snow Removal
Parking Spaces	10
Parking	Heated Garage, 220 Volt Wiring, Additional Parking, Insulated, Oversized, Triple Garage Attached, Workshop in Garage
# of Garages	3

### Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound, Soaking Tub, Tankless Hot Water, Tray Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Gas Stove
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard, Dog Run, Garden, Kennel, Lighting, Rain Gutters, RV Hookup
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Many Trees, Dog Run Fenced In, Garden, Irregular Lot, Lawn, Street Lighting, Treed, Underground Sprinklers, Yard Drainage
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	January 25th, 2025
Days on Market	95
Zoning	RCA
HOA Fees	600
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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