$1,939,999 - 354015 Meridian Street, Rural Foothills County

MLS® #A2189499

$1,939,999

6 Bedroom, 7.00 Bathroom, 2,175 sqft
Residential on 2.65 Acres

NONE, Rural Foothills County, Alberta

Welcome to this luxurious bungalow on 2.68 acres, offering breathtaking valley views and the beauty of surrounding wildlife. This stunning property boasts 4,200 sqft of expertly designed living space and exudes quality and sophistication at every turn. Exterior features include premium Hardie siding with a 25-year paint warranty, durable 25-year fibreglass roof shingles, stone accents on all elevations, aluminum soffits and fascia, cedar rim boards, and composite deckingâ€"built to last. The home has luxurious details, including designer window coverings, quartz countertops, and a built-in entertainment system that adds convenience and elegance. The open-concept main floor is bathed in natural light, enhanced by triple-pane windows. Here, youâ€™ll find a spacious living room with a cozy gas fireplace, a chefâ€™s kitchen with top-of-the-line appliances and two dishwashers, and a dining area seamlessly transitioning to an outdoor patio, complete with a built-in BBQ. The extensive landscaping around the property includes trees, plants, and shrubs equipped with a dripline and sprinkler system, adding privacy and easy maintenance. A newly installed fence surrounds the property for added security. This home provides unmatched comfort and privacy. It has six spacious bedrooms, each with its own ensuite. Two bedrooms are on the main floor, including the well-appointed master retreat, and four

additional bedrooms are on the in-floor heated lower level. Each features built-in desks, ideal for guests or family members. The lower level also offers a dedicated media room for entertainment. An oversized heated triple garage with high-efficiency doors and openers adds practicality and convenience. Located on the western edge of Okotoks, this home is close to parks, walking paths, a playground, a baseball diamond, a seasonal creek, and environmental reserves on both sides. Nearby top-rated public and private schools make this property ideal for families seeking both luxury and location. This is more than a home; itâ€™s a lifestyle opportunity too extraordinary to miss.

Built in 2020

Essential Information

MLS® #	A2189499
Price	$1,939,999
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	2,175
Acres	2.65
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	354015 Meridian Street
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta

Postal Code	T1S 7B4

Amenities

Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Other
Lot Description	Cul-De-Sac, Landscaped, Lawn, Level, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 22nd, 2025
Days on Market	88
Zoning	CRA

Listing Details

Listing Office	Sotheby's International Realty Canada