

**535 Green Haven View**  
**Rural Foothills County, Alberta**

**MLS # A2314618**



**\$1,650,000**

<b>Division:</b>	Green Haven Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,859 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.81 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Exhaust Fan, Fireplace(s), Forced Air, Hot Water, Humidity Control	<b>Water:</b>	Natural Gas - cooperative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	27-20-29-W4
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Wood Frame	<b>Zoning:</b>	RCA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Central Vacuum, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	all appliances and window coverings		

For more information, please click the "More Information" button. Beautiful Custom Bungalow in Green Haven Estates located in Okotoks. This fully developed home offers an abundance of upgrades and includes Progressive Home Warranty. \*\*\*Property will be professionally grass seeded and landscaped around house with decorative Rundle stone rock\*\*\* 1859 sqft on the main floor has a beautiful open concept kitchen/dining/living room with vaulted ceiling, perfect for entertaining. Custom cabinets are surrounded by Taj Mahal Granite, Cafe appliances, and designer tiles throughout the kitchen and into the beautiful butlers pantry with additional fridge. The warmth of the home is set with custom Drapery, Hunter Douglas motorized window coverings, Oak engineered hardwood, Lutron dimming custom lighting, painted ceilings, and a spectacular stone fireplace. Continue to the ensuite where a beautiful freestanding tub and steam shower await, with his and her custom closets, Kohler custom fixtures and a tiled Warm floor for comfort. A large laundry/mud room with abundant storage and raised washer and dryer for ease of use. 3 car garage with 9 foot tall R-18 insulated doors with garage heater. Office with custom shelving, and powder room with warm floor. The basement is 1629 sqft of developed space, which includes 2 large bedrooms with custom desks and 2 full bathrooms with custom Kohler fixtures and tiled warm floors. Beautiful carpet with 10lb underlay throughout. The Tv entertainment area has in-ceiling speakers, a dry bar with fridge and custom cabinetry. There is more storage area in the large mechanical room which includes, a high efficient dual zone furnace to control both floors separately, Air conditioning, humidifier, HRV, and Water Boss soft water system. The list of amenities continues; Covered deck with gas rough in, power rough-in for automatic

screens on deck, insulated interior walls and floor for sound, Beam central vacuum, security cameras, under slab R-8 rigid insulation in basement for comfort, Kohler fixtures, custom lighting. All of this sits on 0.8 acres with plenty of room for your garden or kids to play. This is an amazing property with west facing backyard, 5 minute drive to golf courses, Dawgs baseball games, and Costco just down the hill. Don't miss your chance to be a part of this estate community.