

**18 Sunset Ridge Drive  
Rural Foothills County, Alberta**

**MLS # A2316619**



**\$1,875,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Acreage with Residence, Attached-Side by Side		
<b>Size:</b>	3,152 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	5.14 Acres		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Level,		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	32-21-28-W4
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Central Air Conditioner, 2x Refrigerators, 2 x Dishwasher, 2 x Gas Stoves, Microwave, Microwave Hoodfan, Range Hood, Garburator, 2 x Washer, 2 x Dryer, Freezer, Water Distiller, Water Softener, Window Coverings, Central Vacuum/Attachments, Compressor, Garage Door Opener, Pool Equipment, TV mounts, Office cabinetry, floating shelves in office, mirror in gym, mirror in back hall, insulation and metal cladding for shop, speakers, shed

Two homes under one roof: one side is a 2-story and the other is a Bungalow. This is truly a one-of-a-kind opportunity on 5.14 acres in Foothills County where two separate residences often requires significantly larger land holdings. Whether you're looking for a place for elderly parents, space for adult children who want independence while staying close, or even a nanny area right next door, the possibilities here are endless. The oasis backyard is beautifully established with mature trees, expansive lawns, multiple outdoor quaint living spaces, and a stunning heated pool that creates your own private retreat. Entertain family and friends from the upper decks, lower patios, gazebo, pergola, and outdoor fireplace areas while enjoying the peace and privacy of acreage living. Adding even more versatility is the impressive 54' x 32' shop. Water, power, and gas have already been brought to the building, and a heater is installed and ready for connection. The seller is also including insulation and interior metal cladding, giving the next owner an incredible head start toward creating the ultimate workshop, storage facility, hobby space, or home-based business headquarters. Now let's go inside! THE TWO-STORY SIDE offers a bright, open-concept layout designed for both everyday living and entertaining. A spacious kitchen features abundant cabinetry, upgraded appliances, a large island, and seamless flow into the dining and living areas. Large windows capture natural light and a spacious office with built-in cabinetry makes working from home a breeze. Upstairs, the primary retreat offers a beautifully renovated ensuite complete with a two-way fireplace. Two additional bedrooms and a full bathroom complete the upper level, while the fully developed walkout basement provides excellent space for a recreation room, gym, office, or home

business. THE BUNGALOW SIDE provides a complete second residence and even has it&rsquo;s own front door and porch. Vaulted ceilings, large windows, and an open-concept design create a bright and welcoming atmosphere. The main level features a spacious primary bedroom with ensuite, while the fully developed walkout basement includes two additional bedrooms, another full bathroom, and a generous family room. The two homes have access points to each other on the main and basement levels. Designed for comfort and efficiency, the property features two independent furnaces, two kitchens, two laundry rooms, shared hot water systems, and in-floor heating in both basement levels as well as the attached triple garage. Offering flexibility, privacy, income potential, and true multi-generational living, this is a chance to create a lifestyle that simply cannot be replicated. Just minutes from Okotoks and Calgary, this exceptional property combines country living with convenience in a way few properties can.