

# **\$1,825,000 - 354015 Meridian Street, Rural Foothills County**

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MLS® #A2189499

**\$1,825,000**

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 6 bedroom 7 bathroom 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 decking—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, you™ll find a spacious living room with a cozy gas fireplace, a chef™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          | \$1,825,000                      |
| 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          | Acreage with Residence, Bungalow |
| 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, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                           |
| 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 | Other, Private Yard                              |
| Lot Description   | Cul-De-Sac, Landscaped, Lawn, See Remarks, Level |
| Roof              | Asphalt Shingle                                  |
| Construction      | Composite Siding, Stone, Wood Frame              |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 107                |
| Zoning         | CRA                |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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