

306081 224 Street W
Rural Foothills County, Alberta

MLS # A2289713



\$2,350,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,437 sq.ft.	Age:	1992 (34 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	15.00 Acres		
Lot Feat:	Cul-De-Sac, Few Trees, Front Yard, Gentle Sloping, Greenbelt, Landscaped,		

Heating:	Boiler, Central, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-21-3-W5
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: TWO FREEZERS, TWO RIDING MOWERS, STOCK WATERER, TWO HORSE SHELTERS,

INCREDIBLE, UNOBSTRUCTED VIEWS of the Rocky Mountains and rolling foothills create a breathtaking backdrop for this extraordinary country estate. Set on beautifully landscaped, fenced acres just minutes from Millarville. This private retreat offers the perfect balance of serenity and convenience—close to amenities, yet a world away from the everyday. Drive through the log gate and discover over 6,000 square feet of beautifully developed living space in a renovated WALKOUT bungalow designed for both grand entertaining and comfortable family living. VAULTED TIMBER ceilings, banks of windows, and hardwood floors enhance the wide-open floor plan, while a dramatic stone fireplace anchors the great room. The formal dining area flows seamlessly from the living space, creating an inviting atmosphere for memorable gatherings. The chef's kitchen is truly the heart of the home, featuring expansive QUARTZ countertops, a massive island, abundant custom cabinetry, and a generous WALK-IN PANTRY. Premium stainless appliances—including Sub-Zero, Wolf, Miele, Dacor, and KitchenAid—ensure both style and performance. Whether preparing everyday meals or hosting a crowd, you'll enjoy UNINTERRUPTED MOUNTAIN VIEWS from most rooms in the home and the large glass-lined deck. The executive primary suite is a luxurious retreat, complete with its own fireplace, spa-inspired five-piece ensuite, HEATED FLOOR, soaker tub, OVERSIZED shower, HEATED towel bar, and an organized walk-in closet. Multiple bedrooms on both levels—including flexible spaces for guests, crafts, or a home office—offer exceptional versatility for every stage of life. The WALKOUT lower level is designed for recreation and relaxation, boasting a MEDIA ROOM with large-screen projector, spacious

games and family areas, and even a private 16x32 HEATED INDOOR POOL—perfect for year-round enjoyment. After a swim, gather for movie night or celebrate game day in comfort. Outdoor features are equally impressive: a four-stall barn with attached RADIANT HEATED woodshop, additional workshop space, OVERSIZED HEATED double attached garage, manicured landscaping, and multiple fenced paddock complete this remarkable property. End-of-road privacy, grazing lease borders, and panoramic views in every direction ensure lasting value. Minutes to Kananaskis, a short drive to Okotoks and Calgary, this premier ridge location offers quiet estate living with unforgettable scenery. Wake each morning to snow-capped peaks and come home each evening to glowing foothill sunsets—an irreplaceable lifestyle defined by view, quality, and timeless design.