

**198189 64 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2321123**



## \$3,298,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,143 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	3.17 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Low Maintenance La		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	17-22-1-W5
<b>Exterior:</b>	Concrete, Wood Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases		

**Inclusions:** Negotiable

This exceptional legacy property sits on the outskirts of Calgary in one of the most sought-after pockets of the Foothills, offering a rare combination of timeless privacy, breathtaking 360-degree views, and outstanding future potential. From this elevated vantage point, the views are nothing short of spectacular. Wake up to stunning sunrise vistas over the rolling hills to the east, while dramatic Rocky Mountain panoramas dominate the west. As the sun sets, the Calgary skyline glows in the distance, creating a magical transition from day to night. The surrounding countryside unfolds in every direction — open pastures, treed ridges, and wide-open skies that make every season feel alive. This is a true original-owner home — a well-built bungalow that has been lovingly maintained and cared for over decades. Gated and tree-lined for ultimate privacy, the property feels like a private sanctuary while remaining conveniently located. Its near adjacency to Spruce Meadows puts world-class equestrian events and international competition right at your doorstep. This might be the last property available with proximity to Calgary and near adjacency to Spruce Meadows, yet still firmly in Foothills country. The location benefits significantly from Calgary's continued southern and western expansion. Major infrastructure projects, new communities, and strong population growth in this corridor are driving increased demand and long-term value appreciation for legacy acreage properties like this one. For homeowners, this is a lifestyle property that delivers peace, space, and natural beauty every single day. For investors, it represents a rare opportunity to own a substantial, well-positioned acreage in an area poised for continued growth. Whether you envision making it your forever home, a family legacy estate, or a high-quality investment with holding power, the

fundamentals are outstanding. The land itself offers quality and versatility &mdash; gently rolling terrain with mature trees, excellent drainage, and multiple future building sites. There is ample room for expansion, additional residences, or thoughtful development while preserving the serene, private character that makes this location so special. Properties like this &mdash; original-owner, legacy acreage with panoramic views, Spruce Meadows proximity, and strong future potential &mdash; are becoming increasingly scarce. This is more than just a home or a land holding. It is a unique opportunity to own a piece of the Foothills with room to breathe, grow, and create lasting memories. A truly special offering for those who understand the value of location, privacy, and potential in one of Calgary's most desirable growth corridors.