$2,800,000 - 146219 371 Street W, Rural Foothills County

MLS® #A2159236

$2,800,000
4 Bedroom, 3.00 Bathroom, 1,960 sqft
Residential on 23.25 Acres

NONE, Rural Foothills County, Alberta

** GORGEOUS VIEWS, GREAT SAUSAGE** Less than thirty minutes from Calgary lies a jewel of a home, a secluded acreage with stunning views, and some very unique outbuildings. This 23 acre estate has a main floor and lower-level walkout; both with sweeping vistas of the impressively landscaped backyard and mountains beyond. Upon arrival through the private cul-de-sac, the first thing you notice are the impeccably maintained lawns and groomed driveway. The front entrance opens to a bright foyer that leads either to a formal dining area, or to a grand living room with site-finished oak floors and many windows showcasing the beauty beyond. It shares a three-way gas fireplace with the cosy dining nook and bay window, and the updated kitchen with quartz countertops and a large walk-through pantry. The pantry connects to the generous garage mudroom and laundry room. The large back deck runs along the length of the house and opens into the primary bedroom suite with walk-in closet, bay window, and 4-piece en-suite. This wing of the house has two more good size bedrooms and another full bathroom. The heated three-car garage is an appealing feature with almost 1400 square feet of room, plenty of storage, windows, and a separate stair leading to the lower level. Downstairs youâ€™ll find a large rec room with updated Berber carpet and a fieldstone

floor-to-ceiling wood-burning fireplace, as well as an amazing bar with its own full size fridge and dishwasher- the perfect place to entertain. There is also a spacious office, and another bedroom and bath that would be perfect for guests. Leaving the main house, youâ€™ll come to a truly special feature of the property, a large shop which is a mechanics dream. Not only does it have a ten thousand pound hoist and lift, but also radiant in-floor heat, and has its own bathroom, shower and laundry. Socks not completely knocked off? Attached is a fully functional butcher shop where the owners are producing â€œthe best sausage youâ€™ve ever hadâ€•. How many other properties can say that? Although this space would be a hunter's delight it also has many possibilities for other hobbies or home based business, with its gleaming tile, industrial sinks and walk-in cooler. There is also another 30 x 60 storage building for the toys; to store boats, cars, recreational vehicles or any other equipment. This acreage is one of a kind!

Built in 1999

Essential Information

MLS® #	A2159236
Price	$2,800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,960
Acres	23.25
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	146219 371 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking	Triple Garage Attached, Additional Parking, Heated Garage, Quad or More Detached, See Remarks, Workshop in Garage
# of Garages	3

Interior

Interior Features	Bar, Granite Counters, See Remarks, Tankless Hot Water, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Tankless Water Heater, Washer, Bar Fridge, Electric Stove, Freezer
Heating	In Floor, Forced Air, Natural Gas, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Family Room, Kitchen, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry

Exterior

Exterior Features	Storage, Balcony, Lighting
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, Many Trees, Private, See Remarks, Cul-De-Sac, Other, Pie Shaped Lot, Rock Outcropping, Rolling Slope, Secluded, Views
Roof	Asphalt Shingle, Metal
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2025
Days on Market	36
Zoning	A

Listing Details

Listing Office MaxWell Canyon Creek

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