

# \$1,649,900 - 2511687;6;1, Rural Foothills County

MLS® #A2260389

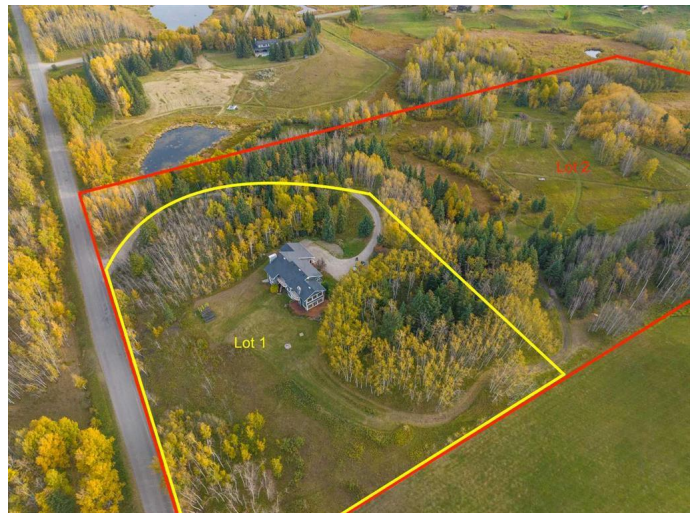
**\$1,649,900**

4 Bedroom, 4.00 Bathroom, 3,864 sqft

Residential on 3.68 Acres

NONE, Rural Foothills County, Alberta

STUNNING MOUNTAIN VIEWS!! Here is an INCREDIBLE 5,437 SQ FT 2 STOREY HOUSE on 3.68 ACRES incl/HUGE 27'x25' ATTACHED OVERSIZED TRIPLE CAR GARAGE, w/4 BEDROOMS, 3 ½ BATHROOMS, + plenty of room for RV PARKING in Rural FOOTHILLS COUNTY!! This Acreage has LOW MAINTENANCE LANDSCAPING with w/TREES, BUSHES, GRASS, + 3 PATIOS + 1 DECK + 2 BALCONIES to sit back to ENJOY the "SPECTACULAR" MOUNTAIN VIEWS/SUNSETS. Stepping onto the FRONT PORCH through the FRENCH DOORS, you're welcomed by a CURVED STAIRCASE + VAULTED KNOCKDOWN CEILINGS. The LAUNDRY/MUDROOM sits to the right with DIRECT access to the GARAGE. Through the ARCHWAY is the LIVING ROOM, w/ VAULTED CEILINGS, a WET BAR, a STUNNING BRICK WOOD BURNING Fireplace + direct access to the back DECK. The DINING ROOM will sit loved ones for SPECIAL MEALS or GAME NIGHTS. The WARM + COZY Kitchen is equipped with GRANITE COUNTERS, a LARGE Kitchen Island w/a PREP SINK - PERFECT for baking or Cooking Large Meals, SS APPLIANCES incl/GAS RANGE, + PANTRY + BREAKFAST BAR. The Breakfast nook is IDEAL for casual dining w/DIRECT ACCESS to the FRONT PATIO. A COZY Family room w/PATIO access and a WOOD BURNING FIREPLACE is the PERFECT place to unwind. Adjoined to the



Family Room is the SUN-FILLED SUNROOM w/180 degree VIEWS out the windows.

Toward the Foyer is the 2 pc bathroom for guests and a Convenient Office, PERFECT for some WORK FROM HOME Flexibility.

Heading up the Staircase are 4 GOOD-SIZED Bedrooms. Bedroom 4 is to the right -

Bedroom 3, shares a stunning view from a PRIVATE BALCONY with Bedroom 2. Across the hall is the shared 4 pc bath. The UNIQUE Primary room has a spacious 5 pc bath w/a private water closet + a walk-in closet + ENJOY a quiet sunset on your PRIVATE BALCONY + additional views through the Sunroom!!

Down in the Carpeted WALKOUT BASEMENT is the 29' x 18' FAMILY ROOM that is PERFECT for those MOVIE NIGHTS, + ENTERTAINING!! The LARGE REC-ROOM PROVIDES PLENTY OF SPACE FOR A POOL TABLE or GAMES, with EXTRA space in the FLEX ROOM for a home GYM.

AN updated 3 pc BATH w/HEATED TILED Floor. There is a Door w/Stairs that leads up to the Garage, which is a SEPARATE ENTRANCE + 2 STORAGE ROOMS, a UTILITY ROOM. NOTABLE UPGRADES: TRIPLE PANE Windows 2018, Doors 2018, 2 Furnaces 2019, Roof 2015. Perfectly located just off 192 STREET W, south of HIGHWAY 22X, this property offers a rare blend of PEACEFUL SECLUSION and QUICK ACCESS to CALGARY (13 Min), PRIDDIS, AND THE ROCKY MOUNTAINS. Enjoy the SERENITY of this remarkable landscape, with 11 MINS TO MILLARVILLE SCHOOL (8) and 17 MINS TO OILFIELDS HIGH SCHOOL (12), 20 MINS to Groceries and Shopping. Located within a DARK SKY PRESERVE AREA, evenings here are nothing short of spectacular - CRYSTAL-CLEAR NIGHT SKIES illuminated by a CANOPY OF STARS. Every acre of this land tells a story of TRANQUILITY, POSSIBILITY, AND

TIMELESS ALBERTA BEAUTY - a place to build your future and a lasting legacy. There is so much VALUE in this SPECTACULAR HOME, BOOK your showing TODAY!!

Built in 1985

### Essential Information

MLS® #	A2260389
Price	\$1,649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,864
Acres	3.68
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	2511687;6;1
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 2V2

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Gravel Driveway, Oversized, Parking Pad, Triple Garage Attached, Unpaved
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite
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	Counters, High Ceilings, Kitchen Island, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Trash Compactor
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Fire Pit
Lot Description	Front Yard, Garden, Landscaped, Lawn, Many Trees, Private, Subdivided, Treed, Wooded
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 10th, 2025
Zoning	CR

## Listing Details

Listing Office	RE/MAX House of Real Estate
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