

\$1,875,000 - 226175 1331 Drive W, Rural Foothills County

MLS® #A1256538

\$1,875,000

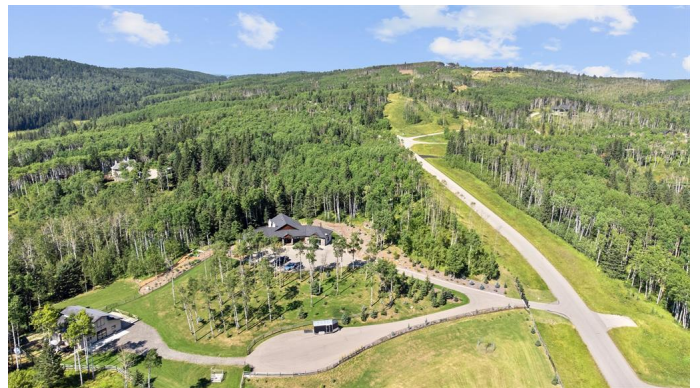
4 Bedroom, 3.00 Bathroom, 1,810 sqft
Residential on 10.01 Acres

NONE, Rural Foothills County, Alberta

Indulge in prestige and privacy with this stunning executive walk-out bungalow nestled on 10 acres in Foothills County, just a quick drive to Calgary and 15 minutes to Bragg Creek! With over 4,000SF of developed space, this luxurious property boasts 4 bedrooms, 3 bathrooms, a massive rec room, a living room with a coffered ceiling, and a chef's kitchen complete with stainless steel appliances, loads of cabinets, and double granite counters. Enjoy the outdoors on the huge wrap-around deck overlooking lush greenery, providing pure privacy.

The walk-out basement features 3 bedrooms, bathrooms with steam shower, and a huge family room with a fireplace, heated epoxy floor, and large windows. Enter the property through a custom security electric gate, where a fully paved driveway leads right up to the upper parking lot and house. Alternatively, head down to the barn, paddock, and second parking lot, never leaving pavement.

Entertain guests with a flagstone patio surrounding the fire pit, overlooking the length of the garden from the house to the barn. Equine family members will appreciate the fully fenced corral and barn, complete with propane heating, insulation, and a tack room. Horse enthusiasts will also appreciate the close proximity to Spruce Meadows and Millarville



Race Track, not to mention the Polo Club.

This home and property boast so many thoughtful details that you must see for yourself. And for out-of-province buyers, take note that Alberta has none of the following on resale homes: 1) No Municipal Land Transfer Tax, 2) No Provincial Land Transfer tax, 3) No Speculation Tax, and 4) No Provincial sales tax!

Built in 2003

Essential Information

MLS® #	A1256538
Price	\$1,875,000
Sold Price	\$1,740,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,810
Acres	10.01
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	226175 1331 Drive W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Utilities	Electricity Paid For, Heating Paid For, Phone Paid For, Water Paid For
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Parking Spaces	10
Parking	Double Garage Attached

Interior

Interior Features	Bar, Beamed Ceilings, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks, Walk-In Closet(s)
Appliances	Bar Fridge, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Irregular Lot, Landscaped, Many Trees, See Remarks
Roof	Asphalt
Construction	Stone, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2022
Date Sold	November 17th, 2023
Days on Market	423
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	STONEMERE REAL ESTATE SOLUTIONS
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