

\$1,349,900 - 264100 370 Avenue W, Rural Foothills County

MLS® #A2107003

\$1,349,900

3 Bedroom, 3.00 Bathroom, 1,665 sqft
Residential on 4.00 Acres

NONE, Rural Foothills County, Alberta

Sequestered on an exclusive 4-acre lot nestled in the trees and centrally positioned within 40 minutes to Downtown Calgary, 15 minutes to Turner Valley, and 5 minutes to Millarville. Custom built with the finest attention to detail that can be seen in every room. Soaring ceilings and expansive picturesque windows create a timeless elegance throughout the integrated floor plan. Host parties in the impressive kitchen designed as the epicenter of the home. Curl up next to the wood burning fireplace and enjoy the stunning views of the rolling foothills and Moose Mountain from the picturesque windows in the living room. Relax downstairs and enjoy a scotch in either the billiards room or theater room. Turn wrenches in your dream triple-car garage. Work from home in the spacious office/flex room. Retire in the calming primary wing that features a generous ensuite and custom crafted walk-in closet. Built on the historic Plainview School site which served the Millarville community from 1910-1950's, this incredibly special Alberta property has it all and is the perfect escape from the city. Additional highlights include: Euroshield (recycled rubber) 50 year shingles installed in 2021 (included on the house, horse shelter, and sheds), custom crafted cherry wood accent pieces, in-floor heating system (basement + garage), RO + softener, solid core doors, site finished hardwood flooring,



updated appliances (Bosch & Thermador), stamped concrete patio, and a refinished duradek deck with glass railing. *BE SURE TO VIEW THE PROPERTY VIDEO FOR A BETTER VIEW*

Built in 2002

Essential Information

MLS® #	A2107003
Price	\$1,349,900
Sold Price	\$1,310,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,665
Acres	4.00
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	264100 370 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 2A0

Amenities

Parking Spaces	3
Parking	RV Access/Parking, Triple Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen
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	Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Gas Stove, Microwave, Oven-Built-In, Refrigerator, Wall/Window Air Conditioner, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Three-Sided, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Lawn, No Neighbours Behind, Landscaped, Private, Views
Roof	Rubber, See Remarks
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	February 9th, 2024
Date Sold	May 2nd, 2024
Days on Market	83
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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