

\$1,695,000 - 224101 Highway 549 W, Rural Foothills County

MLS® #A2118028

\$1,695,000

3 Bedroom, 3.00 Bathroom, 2,265 sqft
Residential on 63.30 Acres

NONE, Rural Foothills County, Alberta

Price Change on this beautiful Millarville 63.3 acre horse ranch !! Looking for space to breathe “ take a short 40 minute drive from downtown Calgary on paved roads to the beautiful quiet safe Millarville. Close to Diamond Valley and Okotoks and summer Farmers Market. This rancher offers 1,800 square feet of comfortable living space, with attached 2 car garage. New metal roof, updated triple pane floor to ceiling windows, featuring 3 bedroom rancher type home w/ red cedar vaulted ceilings, primary BR huge walk in closet, all updated bathrooms, inviting chefs style kitchen with an island, granite countertops, engineered hardwood floors, floor-to-ceiling gas brick facing fireplace (2 sided heart of the home) and wood burning stove in sunken living room. Entertain guests with ease, whether indoors or on the deck overlooking the serene surroundings listening to the birds and watching the wildlife. House is set back from the road for privacy, peace and quiet with lots of walking trails. Separate Power for RV camping out by outdoor arena. Have the family reunion or a horse event.. this property is perfect !!

63 acres of flat land, 40 acres in hay, fenced and cross-fenced with automatic livestock waterers, 7 horse shelters and a roping size sand arena.. Two Horse barns (12 horse stall total , see supplements for all sizes and RPR) , a large office space (that could be converted



to living space) and utility room wired for 220v
, a separate pole barn w/cement floors large
enough for RV or equipment storage, hay
shed with capacity for 2000 square bales and
a large workshop with hoist for mechanics or
woodworking. Separate fenced area for RVs
with electrical power . Its too much to mention
please request info package.

Built in 1983

Essential Information

MLS® #	A2118028
Price	\$1,695,000
Sold Price	\$1,650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,265
Acres	63.30
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	224101 Highway 549 W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Additional Parking, Double Garage Attached, Double Garage Detached, Garage Door Opener, Insulated, Oversized

Waterfront	See Remarks
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Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Propane, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Dining Room, Double Sided, Free Standing, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Yard, RV Hookup, Storage
Lot Description	Back Yard, Dog Run Fenced In, Farm, Few Trees, Gazebo, Lawn, Landscaped, Level, Many Trees, Native Plants, Pasture, Private, Secluded
Roof	Metal
Construction	Cedar, Wood Frame
Foundation	Wood

Additional Information

Date Listed	March 27th, 2024
Date Sold	May 17th, 2024
Days on Market	50
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills Real Estate
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