

\$945,000 - 229053 318 Avenue W, Rural Foothills County

MLS® #A2125316

\$945,000

2 Bedroom, 3.00 Bathroom, 1,451 sqft
Residential on 4.27 Acres

N/A, Rural Foothills County, Alberta

Immaculate walkout bungalow on 4.27 acres surrounded by natural forest, this very appealing acreage is located in a tranquil setting in a cul-de-sac just 3 minutes from the Hamlet of Millarville. Amenities very close by include the Millarville School (K-8 with a rare 1B program), convenience store and service/gas station and the location is only 25 minutes to the SW Ring Road and 40 minutes to downtown. This home has many appealing features including loads of windows to bring in light and nature views, a main floor den, lovely kitchen (with butler pantry) facing living room with wood burning fireplace. On the main floor there is also a spacious primary bedroom with spa-like ensuite with steam shower, and a large formal dining room. Enjoy quick access to large upper floor covered verandah. Downstairs is a large bedroom with an adjacent bathroom, a rec room & several other flex rooms (one of which can be easily converted to an extra bedroom). The walkout has a large, covered deck, a Dimension One Swim-Spa located outside the lower-level rec room with custom decking and lovely landscaping. The home has in-floor heating on both levels “ 3 zones up & 3 down. Other features include a high velocity circulation system, 200-amp service and invisible dog fence. Several recent updates include a new well pump, septic distribution system, roof, boiler, water heater. A bonus is the ability to tie



into the Millarville potable water system for a fee. The oversized attached heated garage has hot & cold water and central floor drain. The property is part of Millarville Ridge development with its well-run HOA.

Built in 2001

Essential Information

MLS® #	A2125316
Price	\$945,000
Sold Price	\$995,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,451
Acres	4.27
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	229053 318 Avenue W
Subdivision	N/A
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, No Smoking Home, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
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Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Dog Run
Lot Description	Cul-De-Sac, Dog Run Fenced In, Gentle Sloping, Landscaped, Many Trees, Private
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 14th, 2024
Days on Market	16
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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