

\$1,850,000 - 290018 352 Street W, Rural Foothills County

MLS® #A2132693

\$1,850,000

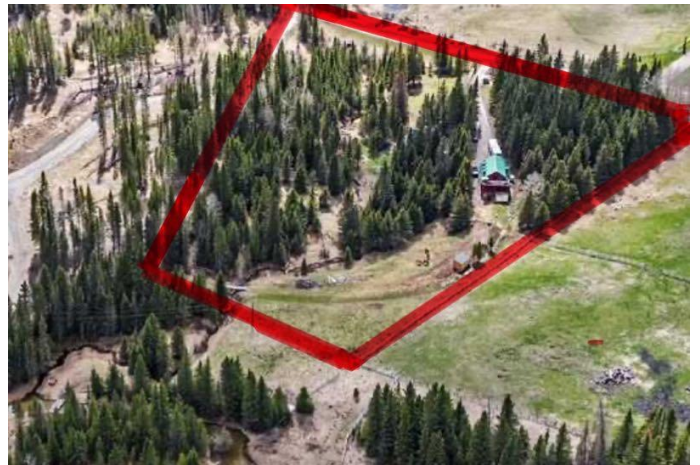
6 Bedroom, 5.00 Bathroom, 2,504 sqft
Residential on 6.30 Acres

NONE, Rural Foothills County, Alberta

This simply beautiful acreage with 3,800sf fully developed is nestled on almost 6.5 acres in the beautiful Rural Foothills, south of Bragg Creek & west of Millarville, only 30 mins to Calgary. It offers a truly unique and serene living experience, situated on a private forested lot with the soothing sound of a babbling creek. This exclusive luxury home has been professionally extended and renovated to the highest standards. The attention to detail is evident from the moment you enter the property, with a grand two-story porch made of gorgeous cedar wood welcoming you.

The interior of the home is equally impressive, with slate tile flooring, hand-scraped hickory hardwood floors, and a beautifully designed kitchen with high-end stainless steel appliances, stone countertops & backsplash, private butler's pantry and large sleek island. The spacious living room features a custom-built wood-burning fireplace with a mantle recycled from an old grain elevator, adding a touch of history and character to the space.

The master retreat is a luxurious haven with large windows and French doors leading to a deck that offers unobstructed views of the surrounding forest. The ensuite bathroom is a spa-like oasis with slate tiling, a stand-alone



bathtub, and a custom shower. The upper level of the home includes a loft sitting room, two bedrooms and full bathroom. The basement features in-floor heating in the entertaining/family media area. Plus 2 additional bedrooms, one of which has an ensuite bathroom, walk-in closet and French doors to the patio.

Outside, the expansive deck and patio provide ample space for outdoor entertaining, and the workshop/garage with a carriage suite (illegal) offers the potential for additional income through Airbnb rentals. The property also includes a horse shelter for your four legged friends, and a sturdy rustic wooden bridge across the creek, allowing you to explore and enjoy your beautiful acreage to its fullest. This acreage is a true retreat for those seeking a peaceful and luxurious escape in the foothills near Kananaskis.

Built in 2004

Essential Information

MLS® #	A2132693
Price	\$1,850,000
Sold Price	\$1,795,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,504
Acres	6.30
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	290018 352 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

Amenities

Parking Spaces	10
Parking	Drive Through, Driveway, Heated Garage, Quad or More Detached, See Remarks
Waterfront	Creek

Interior

Interior Features	Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Master Downstairs, Separate Entrance, Skylight(s), Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Electric Oven, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Circulating, Decorative, Living Room, Mantle, Masonry, Other, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Lighting, Private Entrance, Private Yard, RV Hookup, Storage
Lot Description	Creek/River/Stream/Pond, Low Maintenance Landscape, Gentle Sloping, Many Trees, Meadow, Pasture, Private, Secluded, Treed, Views, Wooded
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Combination, Piling(s), Poured Concrete, Wood

Additional Information

Date Listed	May 17th, 2024
Date Sold	July 25th, 2024
Days on Market	69
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.