

\$2,100,000 - 240121 154 Avenue W, Rural Foothills County

MLS® #A2148252

\$2,100,000

4 Bedroom, 4.00 Bathroom, 3,530 sqft
Residential on 19.42 Acres

NONE, Rural Foothills County, Alberta

The beauty and serenity of this outstanding acreage, perfect for horse lovers or car enthusiasts, is impossible to capture with words or in pictures. It must be experienced. Located in the rolling foothills of the Rocky Mountains and tucked away in a serene location only minutes from Calgary this extraordinary executive equestrian estate is an incomparable find and must be seen to be appreciated. This 19.4 Acre sprawling private acreage is perfect for horses, boasting multiple paddocks accented with rail fencing. It also boasts a spectacular main residence built by Maillot Homes w/ over 5100 sq ft of developed living space, features a gorgeous chef's kitchen with stainless steel appliances, dual wall ovens, granite counters huge pantry, a bright sunny nook overlooking a private south back yard, a convenient family/TV room, formal living room with gas fireplace, formal dining room with butler's pantry, 2 piece bathroom and large main floor laundry. Upstairs features a spacious primary bedroom with updated 5 pc ensuite, 2 other large bedrooms, exercise room/den/flex room/studio or 4th bedroom and full bath. The basement features an additional bedroom, full bath and large family room with billiards area. Other upgrades include elegant dual entrance staircase, 9 foot ceilings, cornice mouldings and sculpted ceilings, in-floor heat in basement, central air conditioning, reverse



osmosis system, 500 gallon cistern and a massive in-floor heat triple attached garage that will easily accommodate a full sized crew cab truck, 2 x 220V wiring, work area and abundant extra storage. As a compliment to the main residence a 96x44 metal barn/shop features 2 box stalls with comfort floors that convert to a single large birthing stall, 2 tie stalls, large tack room, 2 pc bathroom, covered hay storage, feed bins, heater, dual 14 ft doors and extra-large passage door for horses. The center bay of this amazing structure serves up a glass-walled horse wash convertible to car wash, in-floor heat system and 2 more 14 foot doors. The third bay is a large shop also with in-floor heat, 10,000 lb dual point hoist, 220V wiring, compressor system, sand blaster, work benches & 2 additional 14 foot doors. Adjacent to this structure is an RV dumping system w/ a septic holding tank. The acreage boasts various sized paddocks, a sand riding ring, 100 head Ritchie waterer, a well producing roughly 3600 gallons of water a day, crushed asphalt driveway, full asphalt drive and pad around the house, solar privacy gate, an abundance of trees, partial mountain views, fire pit with seating and pre-wiring for a hot tub. This extraordinary property affords an incomparably private and peaceful location that must be experienced and offers additional features and upgrades too numerous to list here. With quick access in and out of the city and a short drive to Kananaskis Country, Bragg Creek and the Rocky mountains this remarkable property represents an outstanding buy for the discriminating buyer.

Built in 2000

Essential Information

MLS® #	A2148252
Price	\$2,100,000

Sold Price	\$2,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,530
Acres	19.42
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	240121 154 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1W2

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	3
Parking	220 Volt Wiring, Additional Parking, Asphalt, Driveway, Driveway, Electric Gate, Garage Door Opener, Heated Garage, Oversized, RV Access/Parking, Secured, Triple Garage Attached, Workshop in Garage

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Disposal, Double Oven, Dryer, Garage Control(s), Garburator, Gas Cooktop, Range Hood, Refrigerator, See Remarks, Trash Compactor, Washer, Water Conditioner, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Farm, Front Yard, Lawn, Gentle Sloping, No Neighbours Behind, Landscaped, Many Trees, Meadow, Native Plants, Pasture, Paved, Pie Shaped Lot, Private, Rolling Slope, Secluded, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	July 30th, 2024
Days on Market	4
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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