

\$2,550,000 - 110, 144211 338 Avenue W, Rural Foothills County

MLS® #A2156462

\$2,550,000

4 Bedroom, 4.00 Bathroom, 3,869 sqft
Residential on 58.66 Acres

NONE, Rural Foothills County, Alberta

What more could you ask for? Rustic Elegance, on own 58 acre Cattle and Horse Ranch, with Three Point Creek just a few meters from the west boundary, and only 20 min SW of Calgary. That's right. Deep in the heart of the rolling foothills of Millarville, sits this beautiful river valley ranch with stunning views, from this over the top, custom made, 3868 sq. ft, executive home with an oversized attached double garage. Does everyone like to be in your kitchen? Well, there is lots of room in this wide open country kitchen, with rustic featured cupboards, 2 farm sinks, high end appliances, all opening up into a family sized living room. The floor to ceiling real rock wood fireplace, sets the mood for the after-dinner drinks or just to take the chill off the evening, after great day on the ranch or playing in the creek. The living space is bright, with plenty of large wooden windows, bringing the park like view inside to you, or relax under the large covered verandas of the garden courtyard with nothing but the sound of the water featured rocks and nature surrounding you. Looking to get away? Escape to your own private sanctuary of the master bedroom with 2 well organized walk-in closets , 5 pc ensuite, adobe stucco interior and a large crackling wood fireplace to drift away beside. Huge office and laundry round out the main floor of this amazing country oasis. Upstairs you will find a 4 pc main bath, 3 large bedrooms (2 with sinks



and one with a claw tub). For the family member with the green thumb, enjoy your time, in the immaculately kept flower gardens throughout the park like yard or the oversized green house as a weather safe garden for your home grown veggies. Across the yard is the heated shop, attached to a cozy, 1109 sq ft legal suite, complete with full kitchen, real wood stove, 2 bedrooms, laundry room and mudroom. Perfect for family members or visiting guests. How about your 4 legged friends? Whether it is cattle or horses that you are into, the ranch buildings and pastures are setup for them all. The A frame barn features 2 overhangs, 3 box stalls, large meat cooler, and small workshop, perfect for your horses. Wait that's not all. 5 railed paddocks, with stock waterers, log corrals and round pens gives this country paradise, a real ranch feel. The land is cross fenced and features wide open meadows, large stands of mature spruce and aspen groves plus there is a large spring fed pond for pasture water in the back draw of the ranch. For summer fun, Three point Creek is perfect for floating in your inner tubes or casting a line right next to your property. 20 min to Calgary, 15 min to Okotoks and only 5 min to Millarville race track which has a community indoor arena, Farmers market, annual horse racing, and so much more in this family fun filled community. Whether you head to the Creek or go for a ride, this place really has it all. What more could you ask for? GST may be payable on part of the purchase price. Please Do Not enter without permission.

Built in 1996

Essential Information

MLS® #	A2156462
Price	\$2,550,000
Sold Price	\$2,490,000

Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	3,869
Acres	58.66
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	110, 144211 338 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1B4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Paid For
Parking Spaces	10
Parking	Double Garage Attached
Is Waterfront	Yes
Waterfront	Creek

Interior

Interior Features	Granite Counters, High Ceilings, Natural Woodwork, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Living Room, Wood Burning
Basement	None

Exterior

Exterior Features	Courtyard, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Lawn, Garden, Landscaped, Many Trees, Pasture, Views, Waterfront
Roof	Cedar Shake
Construction	Other, Stucco, Wood Frame, Wood Siding
Foundation	Slab

Additional Information

Date Listed	August 10th, 2024
Date Sold	September 8th, 2024
Days on Market	29
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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