

\$770,000 - 336138 #200 2311 Drive W, Millarville

MLS® #A2163845

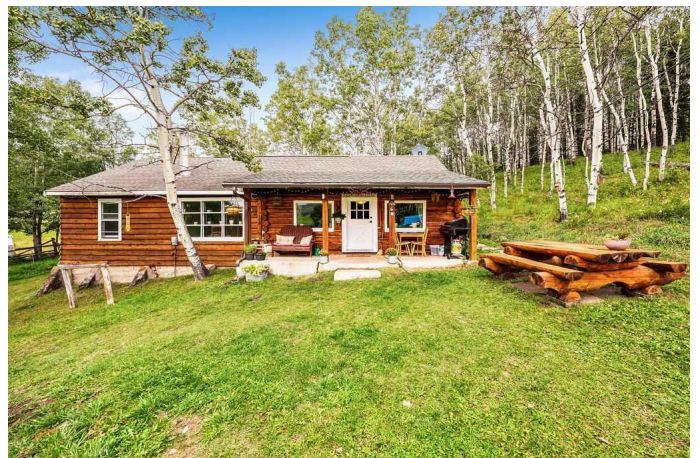
\$770,000

2 Bedroom, 1.00 Bathroom, 1,066 sqft

Residential on 14.70 Acres

NONE, Millarville, Alberta

This DIAMOND IN THE ROUGH offers endless possibilities! Nestled among towering trees, this picturesque (almost) 15 acres of land boasts breathtaking views and lots of privacy. Don't miss this rare opportunity to own a piece of Alberta's heritage located close to Millarville, Priddis and only 30 minutes to S Calgary. This exceptional acreage boasts an original 1920 log cabin, beautifully preserved and now serving as a cozy living room filled with rustic character. The authentic log walls and warm wood tones create a sense of timeless charm, while the woodstove offers a perfect spot for relaxation and warmth during colder months. Adjacent to the living room is an open-concept kitchen with an island and dining area. Two bedrooms, a 4-piece bathroom, and a utility room complete the main floor, all of which were added around 1975 along with a large loft area that can be used for storage or possibly bedroom. Additionally, a newly built 2024 cabin (with another woodstove) offers flexible space for a variety of uses—whether you envision an office, gym, crafts room or even a sauna, to complete the offering, the cabin also includes a simple above-ground pool with a cozy lounge area, perfect for cooling off and unwinding during warm summer days. Nestled within the property is an elevated piece of land that offers breathtaking panoramic views, ideal for those who appreciate the great outdoors. Imagine starting your day with a refreshing hike or horseback ride up to this serene spot,



where you can take in the sweeping vistas and enjoy the tranquility of your surroundings.

Designed with horse enthusiasts in mind, the property boasts a well-maintained barn (2019) with a tack room, and ample storage for hay and equipment. Two large pastures (+/- 80% is ElectroBraid fencing) provide plenty of space for your horses to roam and graze. Whether you're seeking a serene retreat, an adventurous outing, or a picturesque spot for relaxation, this land delivers on all fronts.

Don't miss the chance to own a property where every day feels like a getaway!

Built in 1920

Essential Information

MLS® #	A2163845
Price	\$770,000
Sold Price	\$795,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,066
Acres	14.70
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	336138 #200 2311 Drive W
Subdivision	NONE
City	Millarville
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

Amenities

Utilities	Sewer Connected, Cable Not Available, Natural Gas Available, Phone Connected, Satellite Internet Available, Water Connected
Parking	Gravel Driveway, Off Street, Unpaved, Outside

Interior

Interior Features	Kitchen Island, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning, Other
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Many Trees, Sloped Up, Views, Wooded
Roof	Asphalt Shingle
Construction	Log, Wood Siding
Foundation	Poured Concrete, Other

Additional Information

Date Listed	September 13th, 2024
Date Sold	September 26th, 2024
Days on Market	13
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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