

\$2,149,900 - 200, 80054 226 Avenue W, Rural Foothills County

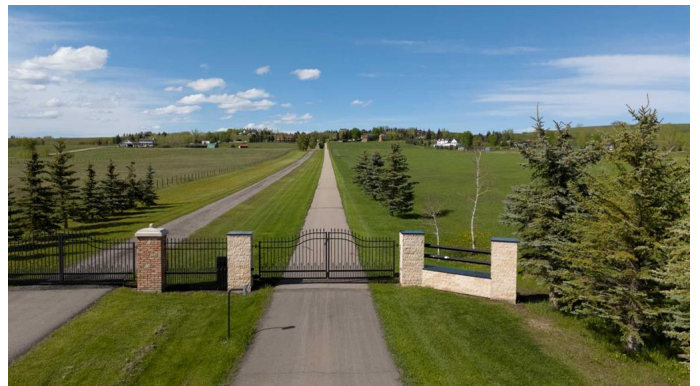
MLS® #A2169905

\$2,149,900

5 Bedroom, 4.00 Bathroom, 3,179 sqft
Residential on 19.87 Acres

NONE, Rural Foothills County, Alberta

A picturesque paradise with mountain views for you and your Horses. This gated estate is perched on nearly 20 acres in the heart of Alberta's Equestrian heartland located near Spruce meadows, Rocky Mountain Show Jumping and the Sirocco Golf Course. Acreage living that is mere minutes from Calgary amenities for the best of both worlds! Equestrian features include: Horse safe fenced pastures, 4 Stall Barn with soft mat flooring, shelters, automatic waterers, ample storage buildings, indoor Trailer parking, a mature and high yielding hay field, and more. Other property features include an incredible wrap around porch ensuring unobstructed views of the Rocky Mountains while sipping evening beverages, peaceful morning coffees or hosting summer barbeques. Spend endless summer nights roasting marshmallows under the country stars gathered around the built-in firepit. Let the kids play and get dirty and never fret thanks to the charming outdoor shower. Inside this beautiful home are 5 above grade bedrooms and over 4,600 sq. ft. of developed space providing ample space for you family to grow and change with the times. A stone-encased wood-burning fireplace entices relaxation in the living room. Adjacentlly the dining room easily hosts guests with a large built-in making serving and drink refills a breeze. The chef's kitchen is the true heart of the home featuring stone countertops,



built-in stainless steel appliances, an oversized fridge, full-height cabinetry, 4 beverage fridges, a large breakfast bar island and a breakfast nook for casual family meals. A bedroom and a 3-piece bathroom on this level are ideal for anyone with mobility issues or privacy for guests. The vaulted bonus room on the upper level will have everyone coming together and enjoying some downtime. Retreat at the end of the day to the owner's sanctuary. This massive space has 2 oversized windows expertly framing country and mountain views and plenty of room for king-sized furniture. The ensuite is a lavish escape boasting dual sinks, a deep soaker tub and a ginormous shower with dual heads. A large walk-in closet adds to the luxuriousness. 3 additional bedrooms and another full bathroom are also on this level. Gather around the 2nd fireplace in the finished basement's rec room and connect over engaging movie and games nights. Another full bathroom adds to your convenience. Pride of ownership is evident throughout this beautiful home and the persistently kept outbuildings.

Built in 1980

Essential Information

MLS® #	A2169905
Price	\$2,149,900
Sold Price	\$2,030,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,179
Acres	19.87
Year Built	1980
Type	Residential
Sub-Type	Detached

Style	Acreage with Residence, 2 Storey
Status	Sold

Community Information

Address	200, 80054 226 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 2Z1

Amenities

Parking Spaces	10
Parking	Oversized, Quad or More Attached

Interior

Interior Features	Built-in Features, Stone Counters, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Lighting, Private Yard
Lot Description	Lawn, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2024
Date Sold	November 8th, 2024
Days on Market	38

Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Charles
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