

# \$1,799,999 - 298077 218 Street W, Rural Foothills County

MLS® #A2171933

**\$1,799,999**

5 Bedroom, 6.00 Bathroom, 3,186 sqft  
Residential on 45.83 Acres

NONE, Rural Foothills County, Alberta

Discover luxury living in Millarville Country Estates! Nestled on 45.83 treed acres, this estate home offers 5 bedrooms, 6 bathrooms, and over 5,200 sq ft of exquisite living space. Enjoy maple hardwood floors, arched doorways, and recessed lighting on the main level, which features an open floor plan with a grand living room, gourmet kitchen, butler pantry, office, laundry room, and more. The upper level boasts 4 bedrooms with ensuite access, including a primary suite with a skylight, walk-in closet, and luxurious 5pc ensuite. The fully finished walk-out basement includes a large rec room, 5th bedroom, wet bar, wine room, and ample storage. Outdoor living is a delight with a spacious patio and deck, 3-car garage, RV parking, and an oversized driveway. Located close to top schools and amenities, and just a short drive to Calgary, Okotoks, and Kananaskis, this home is ready for you to make it your own!



Built in 2008

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2171933    |
| Price      | \$1,799,999 |
| Sold Price | \$1,650,000 |
| Bedrooms   | 5           |
| Bathrooms  | 6.00        |

|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 5                                |
| Half Baths     | 1                                |
| Square Footage | 3,186                            |
| Acres          | 45.83                            |
| Year Built     | 2008                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, 2 Storey |
| Status         | Sold                             |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 298077 218 Street W    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L 1K0                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |

### **Interior**

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Walk-In Closet(s), Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Wet Bar |
| Appliances        | Garage Control(s), Refrigerator, Built-In Oven, Dryer, Gas Cooktop, Microwave, Washer, Window Coverings                                           |
| Heating           | Forced Air, Natural Gas                                                                                                                           |
| Cooling           | None                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                               |
| # of Fireplaces   | 2                                                                                                                                                 |
| Fireplaces        | Family Room, Gas, Great Room, Mantle                                                                                                              |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Full, Finished, Walk-Out                                                                                                                          |

### **Exterior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                              |
| Lot Description   | Lawn, Private, See Remarks, No Neighbours Behind, Secluded, Treed, Wooded |

|              |                           |
|--------------|---------------------------|
| Roof         | Asphalt Shingle           |
| Construction | Wood Frame, Stone, Stucco |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | October 9th, 2024   |
| Date Sold      | November 25th, 2024 |
| Days on Market | 47                  |
| Zoning         | A                   |
| HOA Fees       | 0.00                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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