

\$1,250,000 - 194037 192 Street W, Rural Foothills County

MLS® #A2179301

\$1,250,000

4 Bedroom, 3.00 Bathroom, 3,353 sqft
Residential on 5.40 Acres

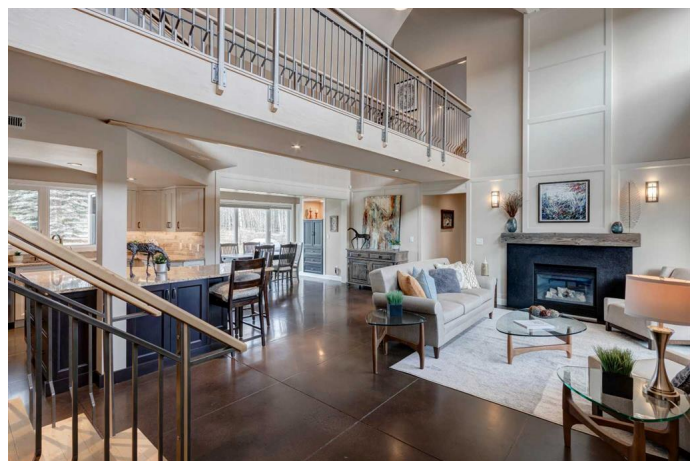
NONE, Rural Foothills County, Alberta

Welcome to your dream acreage just minutes from Calgary! Nestled on 5 private acres, this one-of-a-kind, architecturally designed home offers two individual living spaces that can be separated for ultimate flexibility. This one-and-a-half-story, on-grade home provides a serene retreat surrounded by mature trees, rolling hills, and stunning views.

As you step through the front door, you are greeted by polished heated concrete floors, soaring ceilings, and an open-concept layout that seamlessly blends indoor and outdoor living. The vast ceilings immediately draw your eye to the updated fireplace, which enhances the cozy yet modern ambiance.

The recently renovated kitchen features sleek new cabinetry, modern hardware, stylish fixtures, under-cabinet lighting, a large island, ample counter space, and a picturesque window over the sink that frames the natural surroundings. A butler's pantry combined with the laundry room keeps appliances hidden and offers convenient roll-out drawers for food storage. Plus, there's a pup shower to keep your furry friends clean and happy! With upgrades completed over the last five years, this home is truly move-in ready.

The main living space includes a primary bedroom with a walk-in closet and ensuite, a



second generously sized bedroom, a 4-piece main bathroom, and a versatile den that could be used as a pet room, extra storage, or home office. Upstairs, the catwalk connects two unique spaces—ideal for an office or cozy reading nook. The bonus vaulted ceiling room is perfect for movies, music, creative endeavors, or a private sanctuary.

The attached secondary living quarters is equally impressive, featuring 2 bedrooms (separated for privacy), a bright and inviting kitchen, a full bathroom, and an open-concept living room. This illegal suite, ideal for extended family, multi-generational living, teenagers, a nanny, or guests, has its own private entrance. Note: The illegal suite is not approved as a rental unit by the MD for public leasing.

Recent upgrades to the property include a newer roof, exterior siding, triple-pane windows, a new in-floor heating system with a high-efficiency boiler, built-ins in the dining room, an updated pantry, and renovated bathrooms. While the home does not have a basement, it features a heated triple garage with 4 separate temperature zones for customized comfort.

This property is also horse-ready, offering ample space for equestrian activities amidst the scenic rolling hills. Whether you're seeking a peaceful escape or a functional home close to the city, this acreage perfectly blends luxury, practicality, and nature.

Don't miss the chance to own this truly unique property!

Built in 1999

Essential Information

MLS® #	A2179301
Price	\$1,250,000
Sold Price	\$1,355,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,353
Acres	5.40
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Sold

Community Information

Address	194037 192 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 2T6

Amenities

Utilities	Electricity Paid For, Heating Paid For, Natural Gas Paid, Phone Paid For, Water Paid For
Parking Spaces	3
Parking	Additional Parking, Garage Door Opener, Garage Faces Side, Gravel Driveway, Heated Garage, Oversized, Triple Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, Master Downstairs, No Smoking Home, Pantry, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Electric Stove, Gas Stove, Microwave Hood Fan, See Remarks
Heating	Forced Air, Boiler, Hot Water, In Floor, Natural Gas, Zoned
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas, Insert, Mantle
Basement	None

Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Lighting
Lot Description	Dog Run Fenced In, Environmental Reserve, Irregular Lot, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	November 16th, 2024
Date Sold	November 18th, 2024
Days on Market	2
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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