

# \$2,800,000 - 146219 371 Street W, Rural Foothills County

MLS® #A2159236

**\$2,800,000**

4 Bedroom, 3.00 Bathroom, 1,960 sqft  
Residential on 23.25 Acres

NONE, Rural Foothills County, Alberta

**\*\* GORGEOUS VIEWS, GREAT SAUSAGE\*\***

Less than thirty minutes from Calgary lies a jewel of a home, a secluded acreage with stunning views, and some very unique outbuildings. This 23 acre estate has a main floor and lower-level walkout; both with sweeping vistas of the impressively landscaped backyard and mountains beyond. Upon arrival through the private cul-de-sac, the first thing you notice are the impeccably maintained lawns and groomed driveway. The front entrance opens to a bright foyer that leads either to a formal dining area, or to a grand living room with site-finished oak floors and many windows showcasing the beauty beyond. It shares a three-way gas fireplace with the cosy dining nook and bay window, and the updated kitchen with quartz countertops and a large walk-through pantry. The pantry connects to the generous garage mudroom and laundry room. The large back deck runs along the length of the house and opens into the primary bedroom suite with walk-in closet, bay window, and 4-piece en-suite. This wing of the house has two more good size bedrooms and another full bathroom. The heated three-car garage is an appealing feature with almost 1400 square feet of room, plenty of storage, windows, and a separate stair leading to the lower level. Downstairs you'll find a large rec room with updated Berber carpet and a fieldstone



floor-to-ceiling wood-burning fireplace, as well as an amazing bar with its own full size fridge and dishwasher- the perfect place to entertain. There is also a spacious office, and another bedroom and bath that would be perfect for guests. Leaving the main house, you'll come to a truly special feature of the property, a large shop which is a mechanics dream. Not only does it have a ten thousand pound hoist and lift, but also radiant in-floor heat, and has its own bathroom, shower and laundry. Socks not completely knocked off? Attached is a fully functional butcher shop where the owners are producing "the best sausage you've ever had". How many other properties can say that? Although this space would be a hunter's delight it also has many possibilities for other hobbies or home based business, with its gleaming tile, industrial sinks and walk-in cooler. There is also another 30 x 60 storage building for the toys; to store boats, cars, recreational vehicles or any other equipment. This acreage is one of a kind!

Built in 1999

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2159236                         |
| Price          | \$2,800,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,960                            |
| Acres          | 23.25                            |
| Year Built     | 1999                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

Address 146219 371 Street W  
Subdivision NONE  
City Rural Foothills County  
County Foothills County  
Province Alberta  
Postal Code T0L 0K0

### **Amenities**

Parking Heated Garage, Additional Parking, Quad or More Detached, See Remarks, Triple Garage Attached, Workshop in Garage  
# of Garages 3

### **Interior**

Interior Features Bar, Walk-In Closet(s), Wet Bar, Granite Counters, See Remarks, Tankless Hot Water  
Appliances Bar Fridge, Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Washer, Built-In Oven, Electric Stove, Garage Control(s), See Remarks, Stove(s), Tankless Water Heater  
Heating Forced Air, In Floor, Natural Gas, Radiant  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Family Room, Gas, Kitchen, Recreation Room, Wood Burning  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features Balcony, Lighting, Storage  
Lot Description Backs on to Park/Green Space, Cul-De-Sac, Lawn, Landscaped, Many Trees, Other, Pie Shaped Lot, Private, See Remarks, Rock Outcropping, Rolling Slope, Secluded, Views  
Roof Metal, Asphalt Shingle  
Construction Concrete, Brick, Stucco, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 25th, 2025  
Days on Market 16  
Zoning A

### **Listing Details**

Listing Office

MaxWell Canyon Creek

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