

\$2,590,000 - 330008 22 West Highway, Rural Foothills County

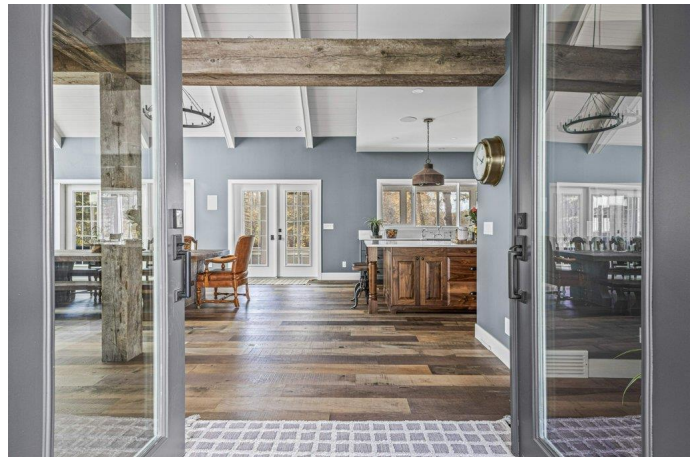
MLS® #A2202233

\$2,590,000

5 Bedroom, 6.00 Bathroom, 4,358 sqft
Residential on 21.98 Acres

NONE, Rural Foothills County, Alberta

Extensively renovated in 2022, this stunning modern farmhouse is nestled on 22 acres of picturesque, tree-lined land, with the serene Three Point Creek weaving through the property. The craftsmanship and attention to detail are evident the moment you step inside. Reclaimed wood beams beautifully complement the wide-plank hardwood floors, vaulted white wood ceilings, and custom millwork, creating a warm yet sophisticated ambiance. Designed for both relaxation and entertaining, the open-concept layout is bathed in natural light and features spacious gathering areas, enhanced by two inviting wood-burning fireplaces. The chef's kitchen is a dream, equipped with three full-size Bosch refrigerators, Dacor dual wall ovens, a Dacor six-burner gas range, a Miele dishwasher, a copper farmhouse sink, and a generous butler's pantry. The main level also includes a private den, two well-appointed bedrooms, two full bathrooms, a powder room, a wet bar, a dry bar, a laundry room, and a spacious screened-in back porch—ideal for enjoying the outdoors in comfort. Upstairs, the tranquil primary suite overlooks the creek and offers a spa-like ensuite featuring a clawfoot tub, steam shower, dual vanities, and a spacious walk-in closet. A private sun-drenched deck provides the perfect retreat. This level also includes two additional bedrooms—one with an ensuite—another



full bathroom, and a second laundry room. This exceptional home is outfitted with premium features, including a built-in Sonos sound system (indoors & outdoors), an elevator, a Murphy bed, irrigation for manicured lawns and potted plants, a new roof and eaves, security cameras, new hot water tanks and softener, two RO water filtration systems, high-speed internet, and a cell phone booster. Other property features include a heated, attached oversized two-car garage, a five-stall drive-through barn with a wash bay and waterers, two large quonsets, a round pen, an outdoor riding arena, two large paddocks, a dog run, and a fully insulated chicken coop. Wildlife abounds in this natural setting, with frequent sightings of white-tailed deer, elk, moose, bears, bald eagles, beavers, and wild turkeys. Conveniently located near Millarville and just a 20-minute drive to the city limits, this property offers the best of country living with easy access to all amenities. Additionally, a 6.69-acre raw land parcel to the north is available for purchase. The Seller is related to one of the listing agents.

Built in 1989

Essential Information

MLS® #	A2202233
Price	\$2,590,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,358
Acres	21.98
Year Built	1989
Type	Residential

Sub-Type Detached
Style 2 Storey, Acreage with Residence
Status Active

Community Information

Address 330008 22 West Highway
Subdivision NONE
City Rural Foothills County
County Foothills County
Province Alberta
Postal Code T1S5E1

Amenities

Parking Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Oversized, RV Access/Parking
of Garages 2

Interior

Interior Features Beamed Ceilings, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Elevator, French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Washer/Dryer, Water Purifier, Window Coverings, Wine Refrigerator
Heating In Floor, Forced Air, Natural Gas, Electric
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Dining Room, Gas Starter, Great Room, Mantle, Wood Burning, Masonry, Stone
Has Basement Yes
Basement Crawl Space, None

Exterior

Exterior Features Dog Run, Fire Pit, Private Yard, Storage
Lot Description Dog Run Fenced In, Landscaped, Many Trees, No Neighbours Behind, Wooded
Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 13th, 2025

Days on Market 42

Zoning CR & A

Listing Details

Listing Office RE/MAX Alpine Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.