

# \$1,699,900 - 56065 Ridgeview Drive E, Rural Foothills County

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MLS® #A2232810

**\$1,699,900**

3 Bedroom, 3.00 Bathroom, 2,464 sqft  
Residential on 6.55 Acres

NONE, Rural Foothills County, Alberta

WELCOME to 56065 Ridgeview DR E!  
MOUNTAIN VIEWS, EXECUTIVE HOME,  
6.55 ACRES, ESTABLISHED  
LANDSCAPING, VERY PRIVATE SETTING,  
1930 BARN! Located mins from Calgary,  
Okotoks, Heritage Heights School, St Francis  
of Assisi School, Seamans Area and the Bow  
River. This Executive walkout Bungalow with a  
quad garage and bonus loft is everything you  
are looking for to live your dream at its finest!  
There are Stunning Mountain Views from  
almost every window of this home lovingly  
cared for and maintained home. It was also a  
former SAM Award winner which is evident as  
you are greeted by the grand circular drive  
way, the excellent curb appeal with a 3 sided  
exposed aggregate wrap around deck, 3 rail  
fencing that surrounds the property, the  
vintage style barn & quad garage. With over  
3900 sq ft of developed living space you can  
cater for the whole family plus many, many  
guests. The main floor open concept living  
area offers gleaming hardwood floors, a  
feature fireplace set into a wall of windows to  
display the unobstructed Mountain Views. The  
kitchen boasts a flood of natural light also with  
an abundance of windows, large granite  
countertop, lots of cabinets, double ovens and  
a large pantry leading to the mud room. The  
dining nook offers the most perfect seating  
bench to relax with a cup of tea or chat while  
dinner is being prepared. The primary



bedroom overlooks the fully landscaped yard and views , as well as boasting a romantic fireplace. The newly renovated ensuite is gorgeous with heated floors, soaker tub, glass shower, dual sinks and walk in closet. An open center staircase at the entrance leads to the lower level walkout with heated floors, a large family room to enjoy time with family, 2 bedrooms, a stylish 4 pc bathroom and multi purpose/cold room, and lots of storage. The dormered bonus room above the quad garage is the perfect quiet space, guest suite, hobby room or gym, the possibilities are really endless. with this space. The magnificent garage offers a separate heated workshop, lots of shelving and plenty room to park all of your toys. The places to entertain are endless with the wrap around deck and lower walk out patio. The established yard comes complete with a large garden, greenhouse, fruit orchard and even grapevines that produce lovely grapes every year. The vintage barn is a very handy space to store the yard equipment and add a veryy unique feature to this property. The owners have enjoyed this property, all of the views the abunbance of wildlife, (deer & elk )that travel the wildlife corridor in the valley behind this property. This is a legacy property that dreams are made of and on. Check out the 3D tour and Drone video, Call to view today for your personal Viewing!

Built in 2002

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232810    |
| Price          | \$1,699,900 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,464       |

|            |                                  |
|------------|----------------------------------|
| Acres      | 6.55                             |
| Year Built | 2002                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | Acreage with Residence, Bungalow |
| Status     | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 56065 Ridgeview Drive E |
| Subdivision | NONE                    |
| City        | Rural Foothills County  |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1S5A9                  |

### Amenities

|                |                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                                                        |
| Parking        | Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Asphalt, Quad or More Attached, RV Access/Parking, Workshop in Garage |
| # of Garages   | 4                                                                                                                                        |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Freezer, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings                                                                               |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                      |
| Cooling           | None                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                                                      |
| Fireplaces        | Gas, Living Room, Master Bedroom, Tile                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                               |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                                          |
| Lot Description   | Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Level, Many Trees, No Neighbours Behind, Paved, Private, Orchard(s) |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Brick, Stucco   |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 11              |
| Zoning         | CR              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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