

# \$1,350,000 - 298108 27 Street W, Rural Foothills County

MLS® #A2244115

**\$1,350,000**

4 Bedroom, 3.00 Bathroom, 2,957 sqft

Residential on 3.98 Acres

NONE, Rural Foothills County, Alberta

Welcome to Polo Club Estates – a prestigious and intimate community ideally situated between Calgary and Okotoks. This exclusive enclave borders the Calgary Polo Club and the highly regarded Strathcona-Tweedsmuir School, making it a coveted location for families seeking both tranquility and convenience. As you enter this elegant home, you'll be greeted by a striking timber and river rock fireplace that sets the tone for the craftsmanship and warmth found throughout. The main floor is flooded with natural light and features spacious living areas, a private office/den, a chef's kitchen with an abundance of pot drawers, a butler's pantry, and a generously sized mudroom. Upstairs, you'll find three large bedrooms, a well-appointed laundry room with built-in cabinetry, a luxurious 5-piece main bathroom, and a primary retreat that exceeds expectations – offering space, serenity, and sophisticated comfort. The lower level (although undeveloped) is bright and functional, thanks to oversized windows and a convenient walk-up staircase leading directly into the triple attached garage. Mechanically, this home is very well maintained, featuring twin high-efficiency furnaces and in-floor hot water heating in the basement for added comfort. The property also boasts a reliable water system with excellent quality water, including cistern storage designed to support high-volume residential needs. Outdoors, you'll enjoy expansive deck space – perfect for



soaking up the sun or relaxing in the shade. The lot is fully fenced and ready for your horses, with ample space for cross-fencing if desired. This is a rare opportunity to own an exquisite property in one of the most desirable rural settings near Calgary. Schedule your private viewing today.

Built in 2007

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2244115                         |
| Price          | \$1,350,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 2,957                            |
| Acres          | 3.98                             |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 298108 27 Street W     |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1S 7A4                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 10                     |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

**Interior**

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Natural Woodwork, Open Floorplan                                                                      |
| Appliances        | Dishwasher, Dryer, Electric Oven, Freezer, Garburator, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                               |
| Cooling           | None                                                                                                                  |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Gas, Great Room, Mantle, Stone, Double Sided                                                                          |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Other                     |
| Lot Description   | Cul-De-Sac, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                              |
| Construction      | Stucco, Wood Frame                           |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 22               |
| Zoning         | CR               |

## Listing Details

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

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