



**GRASSROOTS**  
REALTY GROUP

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200, 298075 218 Street W  
Rural Foothills County, Alberta

MLS # A2250704



**\$1,449,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,911 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Oversized, Triple Garage Attached		
Lot Size:	6.62 Acres		
Lot Feat:	Many Trees, Secluded, Steep Slope, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Separate Entrance, Walk-In Closet(s), Wired for Sound

**Inclusions:** Hot tub, shelving in living room and den, fridge in basement

Perched on a private hilltop and surrounded by 6.6 acres, this 5-bedroom Millarville acreage offers the ideal mix of privacy and convenience. This two-storey home with walkout basement features an open main floor filled with natural light, a modern kitchen, dining nook, spacious living room with fireplace, and a bright office/den. Upstairs, the primary suite includes a spa-style ensuite and walk-in closet, with three additional bedrooms completing the level. The finished basement adds a media area, games room, fifth bedroom, and full bath. Enjoy outdoor living on the large back deck with built-in seating and hot tub, perfect for stargazing or watching wildlife in the surrounding forest. An oversized triple garage and large shed provide ample space for vehicles, storage, and hobbies. Just minutes from Millarville and with quick access to Calgary and Okotoks via the new ring road, this property combines country living with modern comfort.