



196044 144 Street W
Rural Foothills County, Alberta

MLS # A2270395



\$1,990,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,768 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	19.99 Acres		
Lot Feat:	Environmental Reserve, Front Yard, Gentle Sloping, Lawn, Pasture, Private, S		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	15-22-2-W5
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Dry Bar, Granite Counters, Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks, Storage		

Inclusions: Negotiable

Welcome to your dream retreat, nestled on a picturesque 20-acre parcel in the scenic southwest region of Calgary. This stunning bungalow offers a rare blend of space, privacy, and tranquility—perfect for those looking to escape the hustle of city life without sacrificing convenient access to urban amenities. As you arrive, you’ll be immediately captivated by the natural beauty of the property. Lush greenery, rolling terrain, and breathtaking views create a peaceful, park-like setting—an ideal backdrop for a truly serene lifestyle. Spanning an impressive 3,768 sq. ft., the home is thoughtfully designed for both comfortable living and exceptional entertaining. At its heart is a spacious gourmet kitchen featuring high-end Electrolux appliances, heated granite countertops, knotty hickory cabinetry, and abundant workspace and storage. Just off the kitchen, a custom-built bar—highlighted by an 8x8 skylight, rich wood finishes, and bespoke cabinetry—offers a standout space for hosting and gathering. The living room exudes warmth and character, with wood ceilings and a cozy fireplace creating an inviting focal point, all while showcasing panoramic countryside views. The main floor includes four generously sized bedrooms, including a luxurious primary suite complete with a spa-inspired ensuite featuring a steam shower—your own private retreat. This home has been extensively renovated throughout, including updated wiring and plumbing, 50-year shingles, new windows, acacia hardwood flooring, porcelain tile, spray foam and batt insulation, and a natural gas backup generator. Enhanced security features include 16 on-site cameras. A full list of upgrades is available—please inquire for details. Additional features include a heated triple-car garage with full panel, as well as a fully heated barn currently used as a shop, with

the rear portion functioning as a stable. The self-contained (illegal) suite above the barn is ideal for extended family or added revenue. The well produces 5+ GPM (per recent test), and the property is legally permitted to accommodate up to six horses—making it perfectly suited for equestrian or hobby farm use. Outdoor enthusiasts will appreciate direct access to nature, with the Anne and Sandy Cross Conservation Area located just across the road—ensuring protected views and no future development. Despite the peaceful setting, you’re still just a short drive to shopping, dining, schools, and essential services. This exceptional 3,700 sq. ft. bungalow on 20 acres offers a rare opportunity to enjoy a truly idyllic lifestyle. Properties like this must be seen to be fully appreciated.