



**298034 218 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2297351**



**\$1,599,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,208 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	4.67 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	14-21-3-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Pantry, See Remarks		

**Inclusions:** N/A

Listed below appraised value! Discover the epitome of tranquil living with this remarkable home nestled in the heart of Millarville, where picturesque landscapes meet a vibrant community spirit. This idyllic location offers a rare blend of serene countryside and small-town charm, making it the perfect retreat for families seeking connection and adventure. Millarville is renowned for its strong sense of community. Just minutes from your doorstep, community school, Millarville General Store outdoor park and the famous Millarville Farmer&rsquo;s / Christmas Market. Step inside this beautifully updated two-storey home, set on just under five acres of meticulously landscaped grounds featuring a serene pond that brings in over 50 different species of birds along with ample deer and moose that regularly visit. A huge greenhouse with fenced-in garden complete with water and power&mdash;ideal for all your gardening aspirations. This residence offers over 4,600 square feet of thoughtfully developed space, designed for comfort and functionality. The home boasts an updated exterior And fresh paint throughout along with brand new beautiful hardwood floors. Inside, you&rsquo;ll find five spacious bedrooms and five-and-a-half luxurious bathrooms, including a master suite that offers a private ensuite with double sinks, a corner soaker tub, shower and separate vanity. The second and third bedrooms share a Jack and Jill bath, complete with double sinks and a shower, while a separate bathroom serves the fourth bedroom upstairs . The main floor is an entertainer&rsquo;s dream, featuring a designated office with excellent internet connectivity&mdash;perfect for remote work&mdash;alongside a versatile front flex room that can serve as a sitting area or formal dining space. The open-concept design flows seamlessly through an updated kitchen, charming eating

area, and inviting living room, where soaring two-story vaulted ceilings and a stunning floor-to-ceiling stone fireplace create a breathtaking focal point. Enhancing the appeal of this exceptional property is a chicken coop, a fenced-in dog run, and an outdoor fire pit, making it perfect for family gatherings and outdoor living. The indoor wood stove adds warmth and charm during the cooler months while you sit back and enjoy a movie in your separate theater room&hellip;and don&rsquo;t forget about your custom wine cellar for when you&rsquo;re hosting those special occasions! The recently paved driveway that leads to your 3+ heated garage and further enhancing this home&rsquo;s impressive curb appeal. The two-tiered composite deck provides ample space for entertaining or simply soaking up the sun, and there&rsquo;s plenty of RV storage for your toys and adventure gear. Additionally, enjoy the comfort of air conditioning upstairs to keep you cool during the summer months. An additional 5 vacant acres next door zoned community give you the feeling of true estate living.