



338172 224 Street W
Rural Foothills County, Alberta

MLS # A2300068



\$1,699,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,162 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	5.67 Acres		
Lot Feat:	Low Maintenance Landscape, Many Trees, Private, Secluded, Treed		

Heating:	Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Vinyl	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	35-20-3-W5
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Wood Windows

Inclusions: Built-in coffee maker, Built-in steamer, 2nd Refrigerator, 2nd Dishwasher, 17' Swim Spa

Your Dream Acreage Awaits! Discover unparalleled privacy and luxury on this stunning 5.67-acre Millarville property. A must-see video tour showcases the fully treed property, complete with birch and evergreens, a tranquil pond, and a beautifully upgraded partial walk-out bungalow. A massive 3-bay heated shop to cater to car hobbyists and trades alike.] This gorgeous home boasts over 6,000 sq ft of developed living space, featuring 14ft vaulted ceilings, 5 skylights, and an open-concept layout perfect for entertaining. Enjoy hardwood and luxury vinyl plank flooring throughout the main level. A spacious office with French doors and custom built-ins welcomes you upon entry, followed by a convenient powder room and mudroom with laundry, a dog shower, and extra fridge. The chef's kitchen is a dream, with granite countertops, stainless steel appliances (including double ovens, a warming drawer, steamer, espresso machine, and gas cooktop), and a massive island with a second sink. Floor-to-ceiling windows grace the living room with its wood-burning fireplace and custom built-ins, as well as the expansive dining room, which also offers more floor-to-ceiling windows and a built in hutch with a second dishwasher. The north end of the main floor includes two generously sized bedrooms, a 4-piece bathroom, and the luxurious primary suite. The primary bedroom provides access to the back deck and features a spa-like 5-piece ensuite with a huge shower, soaker tub, and double sinks. The fully developed basement (over 2,800 sq ft) offers even more living space, including a family room, games area with built-ins, two additional bedrooms, a 4-piece bathroom, hobby room, potential theatre room, flex room with walk-out access, and a storage room. Step outside onto over 1,200 sq ft of decking, perfect for enjoying the serene surroundings. There you will find a gorgeous

17' foot swim spa with pergola, to enjoy throughout the year. A large fire pit area and private backyard provide ample space for recreation. Calling all Tradespeople and Car Enthusiasts: A 3500 sq ft 3-bay heated shop each with its own overhead doors and separate gas heating systems awaits! This exceptional property offers privacy, abundant space for family and entertaining, a dedicated workspace, all just 20 minutes from Calgary and Okotoks, and 6 minutes from Diamond Valley. Don't miss this rare opportunity – schedule your private viewing today!