



**240184 370 Avenue W  
Rural Foothills County, Alberta**

**MLS # A2301616**



**\$1,495,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,979 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	5.00 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Gentle Sloping, Low Maintenance		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	28-20-3-W5
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Nordica Wood Stove in Kitchen, Back up Generator, Garden shed, Chicken Coop, Wood in Wood Shed, Pool Table, Bar Stools, Umbrella on Deck, Outdoor wood stove, Outdoor Gas Firepit, Work Bench with leather top, big Cabinet in Garage, 4 metal cabinets in garage, Vacuum System, Cabinet in Office, Gym Equipment, Wood Stove in Basement

This breathtaking home, situated on 5 acres of land, is one of the most beautiful, scenic, and unique mountain-view properties in the Millarville area. The property greets you with two hand-crafted glass-blown golden cattail sculptures, accented with polished copper leaves and stems, along with a rare 300-year-old Sedona cactus skeleton. As you come up the driveway, you'll notice a stunning rock wall, towering evergreens, and an extensive \$500,000 professionally landscaped yard, all enhanced with Alberta perennials planted throughout the gardens. A glass grizzly-bear-paw insert set into the flagstone patio leads to the timber-accented entrance of this earth-toned stucco walkout bungalow. Inside, the wide-open 1,979 sq ft floor plan and extra-large windows frame the majestic Rocky Mountains and Southern Alberta Foothills, making this home truly special. The ranch-style kitchen features updated cupboards, quartz countertops, and stainless steel appliances—an inviting space where everyone naturally gathers. There is plenty of room for entertaining family and friends, with the kitchen flowing into the dining room and open living room. The heat from the Nordica Italian wood-burning stove adds warmth and charm, whether you're cooking or taking the chill off a cool spring night. If you're looking for the ultimate escape, the primary bedroom delivers. It boasts a 5-piece ensuite, a spacious walk-in closet, and, once again, amazing views. Main-floor laundry is conveniently located in the huge mudroom, which includes a sink, extra storage shelving, and ample space for hanging jackets. Two additional bedrooms complete the main floor. The in-floor-heated basement offers three more bedrooms, a games area perfect for a pool table, and a cozy family space centered around a stone-faced, high-efficiency wood stove. The walkout

patio doors open to a fully landscaped brick patio created using historic reclaimed bricks from the original Father Lacombe building—a wonderful spot for family bonfires and enjoying the crackling fire after an active day in the country. Over the past three years, the home has seen many upgrades, including: new island cupboards, gas stove, dishwasher, electric fireplace, toilets, quartz countertops, window glazing, washer, dryer, a Glaze King wood stove downstairs, diesel backup generator, new roof, eavestroughs, garden shed, raised garden boxes, chicken coop, and numerous additional improvements. For car enthusiasts, the oversized triple garage makes an ideal man cave for working on special projects. Animal lovers will appreciate the smooth, open pastures—ready for fencing—and the heated chicken coop, already prepared for a flock. Additional outbuildings include an antique log barn, perfect for storage or an excellent tack room. There is so much to see on every level and a lifetime to enjoy. Set back in a sun-filled valley with exceptional mountain views, this is more than a home—live on one of the most beautiful, scenic, and unique properties in Millarville area.