



**330008 Highway 22**  
**Rural Foothills County, Alberta**

**MLS # A2305178**



**\$2,750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,358 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	21.98 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Brush, Cleared, Creek/River/Street		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	2-21-3-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Dry Bar, Elevator, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** refrigerator (3), wine fridge (2), wall ovens (2), gas range, dishwasher, microwave, washer (2), dryer (2), all window coverings, all light fixtures, garage openers and remotes, heater for quonset (ready to install)

This exquisite home, extensively renovated in 2022, is situated on almost 22 acres of scenic, treed land with Three Point Creek beautifully flowing throughout the property. This sprawling home offers approximately 2,919 sq. ft. on the main level and an additional 1,440 sq. ft. on the upper level, with a total of five bedrooms and six bathrooms. The quality craftsmanship of this gorgeous modern farmhouse is evident from the moment you enter. Imported reclaimed wood beams complement the wide plank hardwood floors, vaulted white wood ceilings, and custom millwork. The open concept floor plan basks in natural light and features spacious areas for entertaining friends and family, with two wood burning fireplaces. Every culinary enthusiast's dream, the incredible kitchen leaves nothing to be desired with 2 full size Bosch refrigerator/freezers, Dacor dual wall ovens, Dacor 6-burner gas range, Miele dishwasher, copper farmhouse sink and a large butler's pantry with yet another full size Bosch refrigerator/freezer. Through the double doors to the South Wing is an impressive vaulted family room, full bathroom, web bar, and 2 bedrooms. This space is perfect for multi-generational living. Completing the main floor is a quiet den with an elevator to the Primary Suite above, another full bathroom with shower off the mudroom, powder room, dry bar, main floor laundry and a spacious, screened back porch. On the upper level, the tranquil primary bedroom overlooks the creek with a private upper deck, and features a luxurious ensuite with claw foot tub, steam shower, dual vanities, and walk-in closet. Two additional bedrooms, one with ensuite bathroom, another full bath and second laundry room are also on this level. Other features of this home include built-in Sonos sound system (indoor & outdoor), elevator, Murphy bed, security cameras, two RO water filter systems, high speed

internet & cell phone booster. This property is fully set up for equestrian or hobby farm use and is currently operating as a horse boarding facility, with easy access for trailers on paved roads. Features include a 5-stall, drive-through barn with waterers and attached paddocks. In fact, the property offers 10 large paddocks, round pen, outdoor riding arena, two large Quonsets (one fully insulated with spray foam and concrete floor), dog run (currently used as a goat run), and a fully insulated chicken coop with power. A separate well is at the barn also. Whether you are exploring the paths via horseback, wading in the creek, or living in the luxurious home, there are so many unique areas to enjoy. Conveniently located close to Millarville and a 20 minute drive to Calgary, you have the very best of living in nature coupled with easy access to all amenities.