



**GRASSROOTS**  
REALTY GROUP

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100, 80054 226 Avenue W  
Rural Foothills County, Alberta

MLS # A2206623



**\$2,650,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,829 sq.ft.	Age:	1985 (40 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Attached, Triple Garage Detached		
Lot Size:	19.38 Acres		
Lot Feat:	Rectangular Lot, Views		

Heating:	Baseboard, Fan Coil, In Floor, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Concrete, Tile	Condo Fee:	-
Basement:	Full	LLD:	7-22-1-W5
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Phone Paid For
Features:	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** Light Fixtures, Storage Shed

An exceptional opportunity to own nearly 20 acres just minutes from SW Calgary, Spruce Meadows, and the SW Ring Road, with breathtaking mountain views and room to grow. This property offers a rare combination of peaceful rural living, horse-ready infrastructure, and future development potential (subject to MD approval for subdivision). Ideal for equestrian enthusiasts, the land is cross-fenced into three separate pastures and includes a horse shelter, with plenty of space to expand. The custom-built walkout bungalow offers nearly 3900 square feet on the main floor and features 4 bedrooms, 3.5 bathrooms, a gourmet kitchen, curved staircase, vaulted ceilings, skylights, and 3 fireplaces—an elegant, spacious home designed for comfort and entertaining. Enjoy the convenience of a heated triple-attached garage plus a separate 3-car detached garage, ideal for vehicles, a workshop, or potential conversion into a barn. The walkout lower level is partially finished and offers flexible space, including the option to develop a self-contained living space. Whether you're seeking space for horses, investment potential, or simply a private retreat close to the city, this unique property delivers incredible value and versatility. Don't miss this chance to own in the foothills with views, privacy, and potential.