

# \$2,650,000 - 100, 80054 226 Avenue W, Rural Foothills County

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MLS® #A2206623

**\$2,650,000**

5 Bedroom, 4.00 Bathroom, 3,829 sqft  
Residential on 19.38 Acres

NONE, Rural Foothills County, Alberta

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.



Built in 1985

## Essential Information

MLS® #	A2206623
Price	\$2,650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,829
Acres	19.38
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

## Community Information

Address	100, 80054 226 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 2Z1

## Amenities

Utilities	Electricity Paid For, Heating Paid For, Phone Paid For
Parking Spaces	12
Parking	Insulated, Triple Garage Attached, Heated Garage, Triple Garage Detached
# of Garages	6

## Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, Trash Compactor
Heating	Baseboard, In Floor, Natural Gas, Fan Coil
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Rectangular Lot, Views
Roof	Concrete, Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	102
Zoning	CR

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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