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

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 fireplacesâ€"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.







## **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

Fireplaces Gas, Wood Burning

3

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 207 Zoning CR

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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