

\$4,175,000 - 272001-200 272 Street W, Rural Foothills County

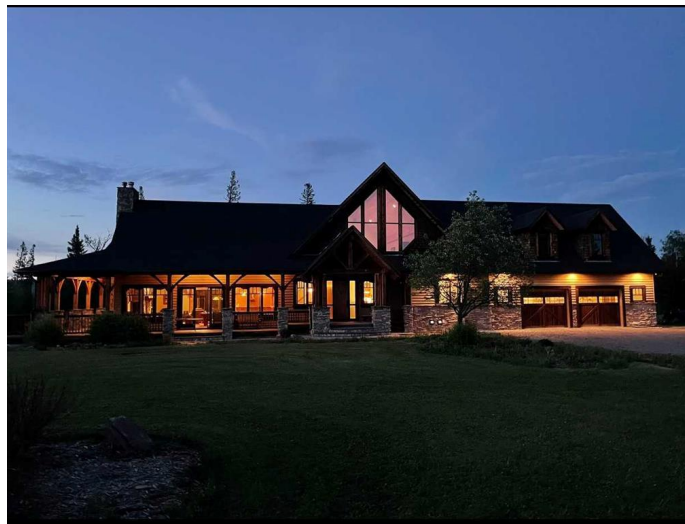
MLS® #A2229409

\$4,175,000

7 Bedroom, 5.00 Bathroom, 4,442 sqft
Residential on 160.00 Acres

NONE, Rural Foothills County, Alberta

Discover the epitome of country living in this stunning residence, boasting nearly 9,000 square feet of luxurious space, nestled among serene trees on 160 acres near Millarville. This exceptional property offers breathtaking views of the rolling foothills and the majestic Rocky Mountains, creating a tranquil haven that feels truly magical. Perched at the highest point of the land, the main home is designed to maximize these spectacular vistas and includes a fully legal suite. A second home is conveniently located near Highway 549, ensuring easy access while maintaining privacy. As you step inside, the awe-inspiring 30-foot high ceilings of the "A" frame design will immediately captivate you. Massive timber beams, expansive windows, and exquisite finishes are sure to leave your guests speechless. The expansive great room features a dramatic river rock fireplace, leading seamlessly into a gourmet kitchen equipped with granite countertops, a spacious island with an eating bar, top-of-the-line appliances, and a large walk-in butler's pantry. The dining room flows into a vaulted living area, perfect for entertaining. This magnificent home includes 7 bedrooms and a fully developed basement. The main level features a luxurious master retreat with an oversized walk-in closet and a beautifully appointed ensuite. Upstairs, you'll find 2 additional bedrooms with a convenient Jack and Jill bathroom, while the



loft above the garage includes a full legal suite with its own kitchen. The fully finished basement boasts a massive theater room, a games room, 2 additional spacious bedrooms, and 3 storage rooms. Enjoy outdoor living at its finest with a large deck, a cozy firepit, and a custom-built BBQ area, all surrounded by stunning views perfect for horse and cattle enthusiasts. As you approach from the west end, take note of the second home and shop, and be sure to leave time to explore the expansive heated workshop. Crafted with love and expertise by the current owners, this property is the culmination of years of country living experience, ensuring every detail is perfect. Don't miss the opportunity to make this hidden gem your own!

Built in 2001

Essential Information

MLS® #	A2229409
Price	\$4,175,000
Bedrooms	7
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,442
Acres	160.00
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	272001-200 272 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County

Province	Alberta
Postal Code	T0L 1K0

Amenities

Parking	Quad or More Attached
---------	-----------------------

Interior

Interior Features	Bar, Beamed Ceilings, Chandelier, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Built-in Barbecue, Lighting, Private Yard, Rain Gutters
Lot Description	Many Trees, No Neighbours Behind, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	June 17th, 2025
Days on Market	54
Zoning	A

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.