

\$1,569,000 - 298025 218 Street W, Rural Foothills County

MLS® #A2213184

\$1,569,000

5 Bedroom, 4.00 Bathroom, 2,787 sqft
Residential on 4.74 Acres

NONE, Rural Foothills County, Alberta

Welcome to your private retreat – a custom-built, 2,800 square foot home nestled on just under five serene acres, surrounded by trees and located minutes from the quaint town of Millarville. With quick, easy access to Calgary via the new ring road, this property offers the perfect blend of rural tranquility and city convenience. Inside, you™re greeted by a warm, light-filled main floor with wall-to-wall windows overlooking your backyard oasis. The open-concept layout includes a chef™s kitchen with granite countertops, stainless steel appliances, and a walk-in pantry – all flowing effortlessly into the dining nook and spacious living room. A formal dining area provides space for family gatherings, while the east-facing front office offers stunning morning light – ideal for your work-from-home setup. The main level has been recently updated with white oak engineered hardwood (2025), combining timeless style with everyday durability. Upstairs, the vaulted primary suite is a peaceful escape, complete with a private balcony among the treetops, a spa-inspired ensuite with soaker tub and double vanity, and a large walk-in closet. Three additional bedrooms, two with walk-in closets, are tucked into the corners of the upper floor for added privacy. A full laundry room and four-piece bathroom complete the level. The fully finished basement expands your living space with a



fifth bedroom, large bathroom, media room, and oversized games area – perfect for entertaining or relaxing. The home has seen extensive updates for peace of mind, including: air conditioning (2021), hot water tanks (2020), new furnaces (2023 & 2024), new upstairs carpet (2025), basement carpet (2023), electric blinds on the main floor (2024), and updated appliances. The 850 SF triple attached garage offers 12.5-foot ceilings, radiant heat, polyaspartic floors (2024), and new garage doors (2024) – a dream space for parking and projects. And the standout feature? A 40'x40' fully finished shop (built in 2023) with in-floor heating, natural gas boiler, WETT-certified wood fireplace, hot/cold running water, and a fully functional bathroom – perfect for hobbies, a home business, or serious storage. Outside, enjoy the newly completed cedar garden (2024), a resealed driveway (2024), and endless space to roam under Alberta’s wide open skies. This is more than a home – it’s a lifestyle. A place where space, nature, and convenience meet.

Built in 2007

Essential Information

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|----------------|----------------------------------|
| MLS® # | A2213184 |
| Price | \$1,569,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,787 |
| Acres | 4.74 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |

Status Active

Community Information

Address 298025 218 Street W
Subdivision NONE
City Rural Foothills County
County Foothills County
Province Alberta
Postal Code T1S2Y6

Amenities

Parking Spaces 3
Parking 220 Volt Wiring, Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached, Quad or More Detached, RV Garage
of Garages 9

Interior

Interior Features Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Fire Pit, Garden, Private Entrance, Private Yard, Storage, Dog Run, Misting System
Lot Description Corner Lot, Front Yard, Garden, Lawn, Level, Many Trees, Private, Conservation, Dog Run Fenced In
Roof Asphalt Shingle
Construction Brick, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

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| Date Listed | April 18th, 2025 |
| Days on Market | 12 |
| Zoning | CR |

Listing Details

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| Listing Office | CIR Realty |
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