

\$1,800,000 - 200, 200042 198 Avenue W, Rural Foothills County

MLS® #A2219363

\$1,800,000

4 Bedroom, 4.00 Bathroom, 2,080 sqft
Residential on 6.98 Acres

NONE, Rural Foothills County, Alberta

A Spectacular home on just under 7 Acres in a very private location with a full Mountain View and Partial City View! This fully finished Walk Out bungalow was updated and renovated with High End Marvel Cabinetry featuring a long list of upgraded features in an amazing Kitchen with a Huge Island. Enjoy Light and welcoming Quartz Countertops surrounding soft close doors and custom drawers with some featuring squeeze to open top trays! With Top level appliances including the built in Miele fridge, a Steam Oven, Wolf Gas Cook top and More, this is a dream kitchen! A butlers pantry and beautiful views add even more to this awesome Kitchen space. A cozy great room adjoins the kitchen and also features the unsurpassed views of the mountains. Lots of space and a warm gas fireplace make this the perfect comfortable room for guests and family. Venture out of the nook area onto a Huge deck that runs the length of the home for sitting with friends, having a Bar B Q or just taking in the view. Enjoy a deluxe Large Primary Bedroom that also allows direct access to the huge back deck. This room will fit all your bedroom furniture and offers a large walk in closet and a 5 piece ensuite bath. Bedrooms 2 and 3 have large bright windows and have a Jack and Jill Bath with direct access from each room. The main floor also features 9 Foot high ceilings! The fully finished walk out basement provides



a warm gas fireplace and a Huge Recreation room that offers space for a generous sitting area plus even a games and fitness area if you like. That's not all, you also have a very bright and spacious bedroom with double closets and a full 4 piece bath just outside the door. For your entertainment, there is a large Home Theatre Room with projector, very large screen and top quality equipment that we can provide a list of for you. The rear concrete patio also runs the length of the home as you step out to enjoy a very private area complete with a Hot Tub. This patio is covered by the upper deck for some weather protection if it's one of those Days or nights. Your vehicles will also love this home, with a large Heated triple garage featuring floor drains and even 11 foot high ceilings. The dogs will love it too, as they have their own dog wash right in the garage! There is also a detached single garage providing more parking or storage space but it does not have power to it at this time. Check out the awesome green house that helps you have fresh garden food more often. A watering system and a couple of Heat sensing window controls make it a great growing experience. You have approximately 3 acres fenced for Horses to roam and a shelter when they need it! There is a short walking trail running through the trees as well! Properties offering the features this has, are rare to find so don't miss it.

Built in 2010

Essential Information

MLS® #	A2219363
Price	\$1,800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,080
Acres	6.98
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	200, 200042 198 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 2W8

Amenities

Parking Spaces	4
Parking	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Single Garage Detached, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, See Remarks, Water Softener, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Mantle, Recreation Room, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
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Lot Description	Garden, Irregular Lot, Landscaped, Many Trees, No Neighbours Behind, Pasture, Private, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2025
Days on Market	2
Zoning	CR

Listing Details

Listing Office	RE/MAX Landan Real Estate
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