



200, 274256 272 Street W
Rural Foothills County, Alberta

MLS # A2313833

\$1,695,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,908 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Driveway, Electric Gate, Front Drive, Garage Door Opener		
Lot Size:	9.27 Acres		
Lot Feat:	Back Yard, Cleared, Few Trees, Front Yard, No Back Lane, Paved, Private, S		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-21-3-W5
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	2 Garage Openers, 2 Garage Remotes, Microwave Oven, Sono's Systems, Lighting Controls, Three way lights,		

WELCOME TO YOUR PRIVATE FOOTHILLS COUNTY ESCAPE — a STUNNING WALKOUT BUNGALOW set on 9.27 ACRES w/BREATH TAKING MOUNTAIN VIEWS, 3,455.26 SQ FT of developed living space, an OVERSIZED ATTACHED HEATED TRIPLE GARAGE, A/C’D comfort, 4 BEDROOMS, 3.5 BATHROOMS + an OUTDOOR RIDING ARENA. Peace, privacy & luxury country living just minutes from Millarville—this immaculate estate offers the ultimate acreage lifestyle. Step through the INVITING FOYER where rich HARDWOOD FLOORING, VAULTED knockdown ceilings + OAK doors elevate the space w/warmth, style + upscale comfort. The BRIGHT, OPEN-CONCEPT layout is flooded w/NATURAL LIGHT from MASSIVE WINDOWS framing INCREDIBLE MOUNTAIN + COUNTRY VIEWS. The main living space is anchored by a STUNNING FLOOR-TO-CEILING STONE GAS FIREPLACE feat. CUSTOM BUILT-INS — creating the ultimate backdrop for cozy evenings, entertaining guests + unforgettable family gatherings. The dining area will host intimate family dinners + unforgettable holiday gatherings. The ‘HEART of the HOME’ is beautifully designed for both entertaining + everyday function w/GRANITE COUNTERS, a central ISLAND, BUILT-IN OVEN, GAS COOKTOP, STAINLESS STEEL appliances, 2 PANTRIES - 1 for appliances + 1 for food!! The OVERSIZED PRIMARY SUITE is your own PRIVATE RETREAT feat. a SPA-INSPIRED 5PC ENSUITE w/HEATED FLOORS, dual vanities, deep soaker tub, separate shower + WALK-IN CLOSET. The 2nd bedroom feat. its own 3PC ENSUITE, ideal for guests or a sophisticated home office. A spacious MUD ROOM + LAUNDRY ROOM incl/BUILT-IN STORAGE, bench seating, upper cabinetry + utility sink conveniently located off the OVERSIZED ATTACHED HEATED

TRIPLE GARAGE. The WALKOUT BASEMENT expands your lifestyle even further — feat. 2 additional generously sized BEDROOMS, a 3PC BATHROOM, MASSIVE REC/GAMES AREA w/WET BAR + a COZY FAMILY ROOM anchored by a GAS FIREPLACE feat. CUSTOM BUILT-INS. A versatile FLEX ROOM + LARGE UTILITY/STORAGE ROOM complete this incredible lower level. FEAT. Sonos Speakers inside/outside, Lighting Control, Reverse Osmosis System, 1,000 Gallon cistern, 8 Person Hot Tub, Radon Protector. Step outside onto the PARTLY COVERED UPPER DECK w/remote screens + experience TRUE ALBERTA LIVING — feat. GLASS RAILINGS, overhead HEATER, BBQ area + SWEEPING MOUNTAIN + TREETOP VIEWS. The WALKOUT LEVEL opens onto a private patio w/HOT TUB area, while the OUTDOOR RIDING ARENA + HORSE SHELTER w/auto water bowl making this property ideal for equestrian living. Beautiful landscaping, a paved driveway + ELECTRIC GATE entry complete the private estate feel. Located in UNBEATABLE Foothills County, this property borders the NATURE CONSERVANCY - surrounded by rolling hills, mature trees, + endless recreation opportunities, all while offering CONVENIENT access to Calgary, Okotoks, and nearby amenities. THIS PROPERTY IS TO BE SOLD TOGETHER w/the adjoining property at #100 274256 272 Street W — creating an INCREDIBLY RARE MULTI-PARCEL ESTATE w/unmatched versatility, scale + INCOME-GENERATING POTENTIAL.