



210037 274 Avenue W  
Rural Foothills County, Alberta

MLS # A2317867

**\$1,150,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,432 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, Oversized		
<b>Lot Size:</b>	4.24 Acres		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	23-21-3-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CRA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows

**Inclusions:** Play Structure, Stock Tank Pool, Hockey Rink Boards, Skate Hut, Garage Furnace

Experience the perfect blend of country living and modern comfort on this spectacular 4.24-acre property, ideally located just 5 minutes from Millarville and only 15 minutes to Calgary's Stoney Trail. Offering privacy, space, and an incredible outdoor lifestyle, this walkout bungalow has been thoughtfully upgraded and meticulously maintained. The bright and welcoming main level features rich hardwood flooring, granite countertops, quality cabinetry, knockdown ceilings, and upgraded baseboards throughout. The functional floor plan offers generous living spaces designed for both everyday family living and entertaining. A dedicated laundry room provides added convenience and practicality. The primary retreat is truly exceptional, featuring a unique flex space ideal for a private library, reading nook, sitting area, or home office. Step directly onto your own private deck and enjoy peaceful views of the surrounding property. The luxurious ensuite is complete with dual vanities, a soaker tub, separate shower, heated floors and the rare convenience of two walk-in closets. The fully developed walkout basement expands the living space with durable vinyl flooring, slab heated floors and the comfort of heated floors, powered by a dedicated boiler system. This level provides the perfect setting for family gatherings, recreation, guests, or multi-generational living. Outside, the lifestyle opportunities are endless. The property is designed to be enjoyed year-round, with sprawling decks and patios on both levels creating multiple outdoor living and entertaining spaces. Gather around the fire pit on summer evenings, relax on the expansive poured concrete patio, or enjoy the incredible family amenities including a play structure, stock tank pool, and a complete outdoor hockey rink setup featuring rink boards and a dedicated skate hut. Additional features include wiring for a

future hot tub, added deck stairs, and convenient storage beneath the deck. The property is completely fenced with chicken wire to keep your dogs in the yard, and the heated attached garage offers excellent space for vehicles, equipment, and hobbies. Additional upgrades include a high-efficiency furnace (2018), HRV system (2018), high-efficiency hot water tank, soft water system, 200-amp electrical service, and heated garage. Surrounded by rolling countryside yet conveniently close to Calgary and Millarville amenities, this remarkable acreage offers the best of both worlds—peaceful rural living with modern conveniences nearby. Properties that combine this level of care, functionality, and outdoor lifestyle on 4.24 beautiful acres are exceptionally rare.