



GRASSROOTS
REALTY GROUP

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298042 218 Street W
Rural Foothills County, Alberta

MLS # A2329570



\$1,300,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,115 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	5.16 Acres		
Lot Feat:	Back Yard, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-21-3-W5
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Natural Woodwork		

Inclusions: N/A

Tucked away in the rolling Foothills just minutes from the charming hamlet of Millarville, this exceptional 5+ acre property offers the rare combination of privacy, potential, and an unbeatable location. Surrounded by mature trees along the east and south boundaries with no direct neighbours to the south, you'll enjoy peaceful country living with open views, abundant wildlife, and the serenity that only acreage life can provide—all while being less than five minutes to the Millarville General Store, gas station, and amenities, with quick access to Highway 22 and an easy commute into Calgary. Offering outstanding value in one of Foothills County's most desirable locations, this walkout bungalow presents an incredible opportunity to renovate, personalize, or reimagine into your dream country home. With over 5 acres of usable land, there's ample space for gardens, hobby farming, recreational vehicles, future outbuildings, or simply enjoying the freedom that comes with acreage living. Inside, the home features a functional 3-bedroom, 2.5-bathroom layout with vaulted ceilings and an expansive open-concept main living area filled with natural light. Large windows capture the surrounding landscape while the impressive wraparound deck creates the perfect setting to entertain, relax, or take in the peaceful views that stretch across the property. The unfinished walkout basement offers endless possibilities to substantially increase your living space with additional bedrooms, a recreation area, home office, gym, or guest accommodations. The exterior is equally impressive, featuring a triple attached garage complete with mezzanine storage, generous parking for RVs, trailers, boats, and equipment, plus abundant room for future expansion. An additional attached area constructed on a 4-foot concrete foundation provides outstanding flexibility for your imagination.

Whether you're searching for a renovation project, an acreage with room to grow, or an investment in one of Southern Alberta's most sought-after rural communities, this property delivers exceptional value, endless possibilities, and an incredible lifestyle just minutes from Millarville and within easy reach of Calgary.