



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

209076 254 Avenue W
Rural Foothills County, Alberta

MLS # A2345893



\$995,000

Division:	Cawthorne Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,184 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	18.08 Acres		
Lot Feat:	Cul-De-Sac, Many Trees, Meadow, No Neighbours Behind		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	35-21-3-W5
Exterior:	Cedar	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Double Vanity, French Door		

Inclusions: N/A

This stunning 18.08-acre property in the heart of the foothills will take your breath away! Located in one of the most beautiful areas between Priddis and Millarville, this exceptional property is surrounded by towering old-growth trees, open meadows, and the natural beauty of the Alberta foothills. Nestled in Cawthorne Estates, the location truly can't be beat. You'll feel a world away from the hustle and bustle, surrounded by peace, privacy, and incredible scenery, yet you're only 10 minutes to Calgary and Stoney Trail. It's a rare combination of space, serenity, and convenience. The home offers five bedrooms on the upper level, including a spacious primary bedroom with its own ensuite and large walk-in closet, along with four generous secondary bedrooms and a family bathroom featuring double sinks. The main floor offers a large, sunny country kitchen and an expansive open living space with room for both a living room and dining area, plus a bonus area that would be ideal for a home office, studio, or artist's retreat. The full walkout basement provides even more space and potential, offering plenty of opportunity to customize the home to suit your lifestyle. The property has been rented for the past 23 years and is being offered as-is, where-is, without warranties or representations. For the right buyer, this is an exciting opportunity to take on a project and put your own stamp on an exceptional piece of foothills real estate. Bring your hiking boots and come see for yourself! Wander through the mature trees, explore the meadows, and experience the absolutely gorgeous 18.08-acre setting firsthand. This is a truly special piece of Alberta, offering an incredible opportunity to create the country home you've been dreaming of in a location that feels wonderfully private while still being close to the city.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of MaxWell Canyon Creek. Information is believed to be reliable but not guaranteed.