



GRASSROOTS
REALTY GROUP

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298034 218 Street W
Rural Foothills County, Alberta

MLS # A2347422



\$1,527,500

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,208 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	4.67 Acres		
Lot Feat:	Backs on to Park/Green Space		

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:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Pantry, See Remarks		

Inclusions: N/A

Welcome to this beautifully updated home on nearly 5 landscaped acres in the heart of Millarville. Enjoy the perfect combination of peaceful country living and a close-knit community, just minutes from the Millarville School, General Store, parks, and the famous Millarville Farmers' and Christmas Markets and only 20 minute drive to SW Calgary or Okotoks. With over 4,600 sq. ft. of developed living space, this home offers 5 bedrooms and 5.5 bathrooms, making it ideal for families of all sizes. Recent updates include fresh paint, new hardwood flooring, and an updated exterior. The spacious main floor features a home office, flexible front room for dining or sitting, and an open-concept kitchen, dining, and living area with soaring vaulted ceilings and a stunning floor-to-ceiling stone fireplace. The fully developed lower level includes a theatre room, custom wine cellar, and a cozy wood stove for relaxing evenings. Outside, you'll find everything you need to enjoy country living: a peaceful pond that attracts abundant wildlife, a large greenhouse, fenced garden with water and power, chicken coop, fenced dog run, fire pit, RV parking, a heated 3+ car garage, and a large two-tier composite deck. An additional 5-acre Community-zoned parcel beside the property provides extra privacy and the feeling of a much larger estate. If you've been looking for space, privacy, modern updates, and an incredible lifestyle in one of Alberta's most desirable rural communities, this property is a must-see.