

# \$2,800,000 - 146219 371 Street W, Rural Foothills County

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MLS® #A2159236

**\$2,800,000**

4 Bedroom, 3.00 Bathroom, 1,960 sqft  
Residential on 23.25 Acres

NONE, Rural Foothills County, Alberta

**\*\* GORGEOUS VIEWS, GREAT SAUSAGE\*\***

Less than thirty minutes from Calgary lies a jewel of a home, a secluded acreage with stunning views, and some very unique outbuildings. This 23 acre estate has a main floor and lower-level walkout; both with sweeping vistas of the impressively landscaped backyard and mountains beyond. Upon arrival through the private cul-de-sac, the first thing you notice are the impeccably maintained lawns and groomed driveway. The front entrance opens to a bright foyer that leads either to a formal dining area, or to a grand living room with site-finished oak floors and many windows showcasing the beauty beyond. It shares a three-way gas fireplace with the cosy dining nook and bay window, and the updated kitchen with quartz countertops and a large walk-through pantry. The pantry connects to the generous garage mudroom and laundry room. The large back deck runs along the length of the house and opens into the primary bedroom suite with walk-in closet, bay window, and 4-piece en-suite. This wing of the house has two more good size bedrooms and another full bathroom. The heated three-car garage is an appealing feature with almost 1400 square feet of room, plenty of storage, windows, and a separate stair leading to the lower level. Downstairs you'll find a large rec room with updated Berber carpet and a fieldstone



floor-to-ceiling wood-burning fireplace, as well as an amazing bar with its own full size fridge and dishwasher- the perfect place to entertain. There is also a spacious office, and another bedroom and bath that would be perfect for guests. Leaving the main house, youâ€™ll come to a truly special feature of the property, a large shop which is a mechanics dream. Not only does it have a ten thousand pound hoist and lift, but also radiant in-floor heat, and has its own bathroom, shower and laundry. Socks not completely knocked off? Attached is a fully functional butcher shop where the owners are producing â€œthe best sausage youâ€™ve ever hadâ€•. How many other properties can say that? Although this space would be a hunter's delight it also has many possibilities for other hobbies or home based business, with its gleaming tile, industrial sinks and walk-in cooler. There is also another 30 x 60 storage building for the toys; to store boats, cars, recreational vehicles or any other equipment. This acreage is one of a kind!

Built in 1999

### Essential Information

MLS® #	A2159236
Price	\$2,800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,960
Acres	23.25
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	146219 371 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

### **Amenities**

Parking	Heated Garage, Additional Parking, Quad or More Detached, See Remarks, Triple Garage Attached, Workshop in Garage
# of Garages	3

### **Interior**

Interior Features	Bar, Walk-In Closet(s), Wet Bar, Granite Counters, See Remarks, Tankless Hot Water
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Washer, Built-In Oven, Electric Stove, Garage Control(s), See Remarks, Stove(s), Tankless Water Heater
Heating	Forced Air, In Floor, Natural Gas, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Kitchen, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Lighting, Storage
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Lawn, Landscaped, Many Trees, Other, Pie Shaped Lot, Private, See Remarks, Rock Outcropping, Rolling Slope, Secluded, Views
Roof	Metal, Asphalt Shingle
Construction	Concrete, Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	20
Zoning	A

### **Listing Details**

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