

# \$2,650,000 - 100, 80054 226 Avenue W, Rural Foothills County

MLS® #A2206623

**\$2,650,000**

5 Bedroom, 4.00 Bathroom, 3,829 sqft  
Residential on 19.38 Acres

NONE, Rural Foothills County, Alberta

An exceptional opportunity to own nearly 20 acres just minutes from SW Calgary, Spruce Meadows, and the SW Ring Road, with breathtaking mountain views and room to grow. This property offers a rare combination of peaceful rural living, horse-ready infrastructure, and future development potential (subject to MD approval for subdivision).

Ideal for equestrian enthusiasts, the land is cross-fenced into three separate pastures and includes a horse shelter, with plenty of space to expand. The custom-built walkout bungalow offers nearly 3900 square feet on the main floor and features 4 bedrooms, 3.5 bathrooms, a gourmet kitchen, curved staircase, vaulted ceilings, skylights, and 3 fireplaces—an elegant, spacious home designed for comfort and entertaining.

Enjoy the convenience of a heated triple-attached garage plus a separate 3-car detached garage, ideal for vehicles, a workshop, or potential conversion into a barn. The walkout lower level is partially finished and offers flexible space, including the option to develop a self-contained living space.

Whether you're seeking space for horses, investment potential, or simply a private retreat close to the city, this unique property delivers incredible value and versatility. Don't miss this chance to own in the foothills with views, privacy, and potential.



Built in 1985

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2206623                         |
| Price          | \$2,650,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 3,829                            |
| Acres          | 19.38                            |
| Year Built     | 1985                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 100, 80054 226 Avenue W |
| Subdivision | NONE                    |
| City        | Rural Foothills County  |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1S 2Z1                 |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Paid For, Heating Paid For, Phone Paid For                   |
| Parking Spaces | 12   |
| Parking        | Heated Garage, Triple Garage Detached, Insulated, Triple Garage Attached |
| # of Garages   | 6  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home   |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Trash Compactor |
| Heating           | Baseboard, Fan Coil, Natural Gas, In Floor   |
| Cooling           | Central Air  |

|                 |                                    |
|-----------------|------------------------------------|
| Fireplace       | Yes                                |
| # of Fireplaces | 3                                  |
| Fireplaces      | Gas, Wood Burning                  |
| Has Basement    | Yes                                |
| Basement        | Full, Partially Finished, Walk-Out |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Lot Description   | Rectangular Lot, Views    |
| Roof              | Concrete, Tile            |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 24              |
| Zoning         | CR              |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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