

# \$1,795,000 - 224035 318 Avenue W, Rural Foothills County

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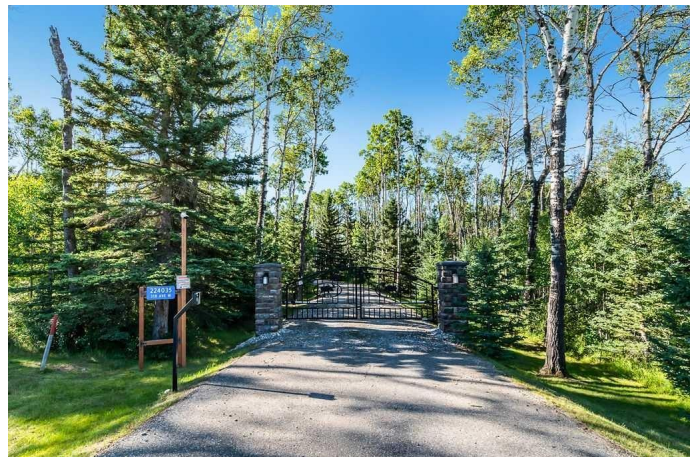
MLS® #A2207297

**\$1,795,000**

4 Bedroom, 4.00 Bathroom, 3,000 sqft  
Residential on 3.41 Acres

Millarville Ridge, Rural Foothills County,  
Alberta

With over 8,500 sq. ft of heated, developed space (3000 sq ft main; 3800 sq. ft. lower; 1800 sq. ft of attached garages) and set on an exquisite 3.41 acre lot nestled within the idyllic Millarville Ridge community, this hillside bungalow is the epitome of refined living, offering spectacular panoramic views of MOUNTAIN RANGES, rolling foothills and valley. Custom-built with ICF from foundation to rafters, this property features concrete floors with in-floor heating throughout, as well as an impressive twin boiler and HRV system—just some of the specialized features you'll appreciate. The home's living space spans an impressive 6810 sq ft and is graced with European influence. Enter the home's spacious foyer where a double sided gas fireplace invites you into a delightful living room accented by panoramic windows. For the culinary enthusiast, the kitchen is fully equipped with stainless steel KitchenAid appliances, including a built-in combination microwave / wall oven as well as a JennAir gas stovetop. Enjoy a casual breakfast and morning coffee in the cozy breakfast nook and when hosting those big holiday feasts, you'll love gathering in the adjoining dining room where you'll find plenty of room to seat the whole family. The master suite stands as a private retreat with a custom crafted wardrobe and direct access to a sprawling south-facing



deck. The luxurious 6 piece ensuite features double sinks and an inviting deep soaker tub, perfect for unwinding after a long day. A conveniently located main floor laundry/mud room provides direct outdoor access, ample storage and a powder room. Heading downstairs, the lower level boasts a massive family / rec room where the whole family can gather for movie night or a friendly game of pool. 3 large, bright bedrooms, one with garden door access to the patio, all deliver outstanding views. There is potential for this home to accommodate a MULTI GENERATIONS FAMILY with the addition of a kitchenette in the basement. An easy transformation of a spare room that is already plumbed for a 3 piece bath support the conversion. Direct access from the double attached garage into the lower level offers easy and private access. Need an extra room for a gym or office? We have that too with a 20' x 29'™ dedicated space away from the hustle and bustle of the home. The outdoor spaces are equally impressive. Expansive decks provide ideal venues for entertaining or relaxing. The landscaped grounds, detailed with faux stone patios and a fire pit, invite outdoor gatherings beneath star-filled skies. Lastly the home is complemented by an oversized, double attached garage with granite epoxy flooring plus two single attached garage spaces. ALL HEATED! A gated entrance and hard wired security system ensure added privacy and peace of mind. Please take a moment to view the SUPPLEMENTS for an extensive list that highlight the safety and ENERGY EFFICIENCIES that were top of mind while designing the home. \*\*AERIAL VIDEO AVAILABLE TO VIEW IN IN MULTIMEDIA\*\*

Built in 2000

## Essential Information

MLS® #	A2207297
Price	\$1,795,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	3,000
Acres	3.41
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	224035 318 Avenue W
Subdivision	Millarville Ridge
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

### Amenities

Amenities	None
Parking Spaces	6
Parking	Double Garage Attached, Heated Garage, RV Access/Parking, Single Garage Attached, Gated, Insulated, Oversized, See Remarks
# of Garages	4

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Soaking Tub, Storage, Bathroom Rough-in, Granite Counters, No Animal Home, Recessed Lighting
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove
Heating	Boiler, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Blower Fan, Living Room, See Through
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space, Private, Treed, Views, Environmental Reserve
Roof	Metal
Construction	Stucco, Concrete, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

## Additional Information

Date Listed	April 15th, 2025
Days on Market	133
Zoning	CR
HOA Fees Freq.	OTIM

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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