

\$1,400,000 - 10, 434226 2 Street E, Rural Foothills County

MLS® #A2218213

\$1,400,000

5 Bedroom, 4.00 Bathroom, 1,774 sqft
Residential on 4.27 Acres

NONE, Rural Foothills County, Alberta

Welcome to this meticulously designed, high-end custom-built estate nestled on 4.27 beautifully landscaped acres with sweeping, unparalleled views of the Foothills and Rocky Mountains. Built in 2015, this one-of-a-kind property offers a rare blend of luxury, functionality, and rural serenity, just 10 years young and crafted with exceptional attention to detail. The walk-out bungalow home features a full wraparound deck with durable, low-maintenance Trex decking, ideal for enjoying panoramic views and peaceful evenings. Inside, comfort meets efficiency with a high-efficiency boiler and in-floor radiant heat in both the basement and oversized, triple garage (which boasts a 2 pce bathroom), complemented by central air conditioning throughout the home. Energy-efficient Low-E, argon-filled windows bring natural light to every corner, while the roof is fortified with 50-year rubber shingles for long-term peace of mind. Insulation exceeds standard specs in both the home and garage, ensuring year-round efficiency. Step outside to a fully insulated, radiant heated 40' x 40' detached shop with 14' high by 12' wide doors, reinforced concrete flooring, and extensive built-in shelving. Two deep side extensions (12'x40' and 16'x40') offer even more space. A 35-gallon air compressor with plumbed lines and retractable reels add to the shop's utility. A separate 8' x 8' garden shed and a dedicated



horse shelter provide additional outdoor function. RV enthusiasts will appreciate the separate RV pad complete with full hookups-power, water, and septic-connected to its own dedicated tank and field. Two yard hydrants and a fully fenced, winterized livestock waterer make this property ideal for animal lovers. An electronic gate at the entrance allows freedom for your 4-legged friends and enhances overall security. Water is abundant and efficiently managed with a 1,500-gallon rainwater collection tank on the shop and a 3,500-gallon cistern inside of the home. Enjoy ultimate outdoor living with natural gas BBQ hookups on both the upper and lower decks. Inside, custom blinds grace the windows, offering privacy and style. Surrounded by over 100 mature trees and 26+ ornamental bushes, the lush and private setting provides a true oasis just minutes from town amenities. A well was drilled in 2019 to aid with watering the abundant vegetation or could also be used to water livestock. This property truly checks every box - custom quality, premium features, and a turn-key rural lifestyle.

Built in 2015

Essential Information

MLS® #	A2218213
Price	\$1,400,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,774
Acres	4.27
Year Built	2015

Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	10, 434226 2 Street E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 6B3

Amenities

Utilities	Electricity Paid For, Natural Gas Paid, Underground Utilities
Parking Spaces	8
Parking	Heated Garage, RV Access/Parking, See Remarks, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Boiler, High Efficiency, In Floor, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Dog Run, Fire Pit, Private Yard, Storage, Rain Barrel/Cistern(s), RV Hookup
Lot Description	Landscaped, Many Trees, Private, Views
Roof	Rubber
Construction	Stucco

Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2025
Days on Market 1
Zoning CR

Listing Details

Listing Office CIR Realty

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