

\$1,250,000 - 56053 Ridgeview Drive E, Rural Foothills County

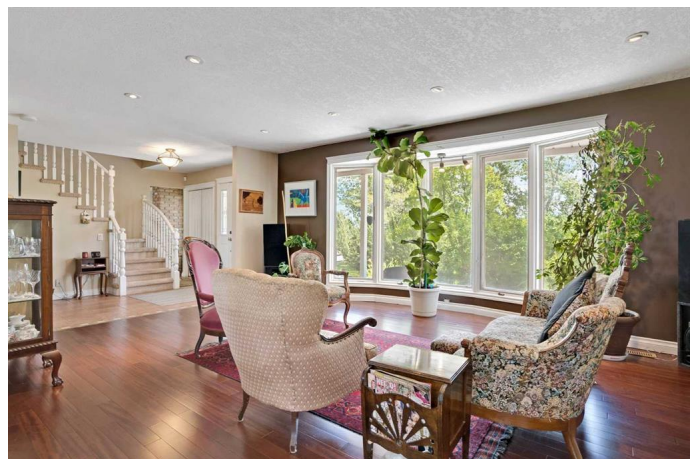
MLS® #A2239377

\$1,250,000

4 Bedroom, 3.00 Bathroom, 2,457 sqft
Residential on 4.45 Acres

NONE, Rural Foothills County, Alberta

Discover the perfect blend of space, comfort, and convenience on this picturesque 4.45-acre property just a quick 15-minute paved drive from Calgary and equally close to Okotoks. This thoughtfully updated two-storey, 4-bedroom, 2.5-bath home offers over 2,300 sq. ft. of welcoming living space, featuring an attached heated double garage, durable clay tile roofing, and a partial wraparound deck to enjoy stunning, uninterrupted western valley views. Inside, you'll find a warm, updated kitchen with granite countertops, cherry maple hardwood floors, top-quality KitchenAid stainless steel appliances, and a Thermador Professional gas range with grill—perfect for gatherings with family and friends. Relax by the wood stove insert fireplace in the family room or retreat to the primary suite, complete with its own wood-burning fireplace, walk-in closet, and a renovated ensuite featuring a spacious aeration tub and separate shower. Three additional generously sized bedrooms and an updated 4-piece bathroom complete the upper level. Modern comforts include two newer high-efficiency furnaces and a water heater installed just three years ago. The beautifully landscaped yard, filled with mature trees and flowers, also offers plenty of space for RV and recreational vehicle parking. Outbuildings include a versatile 24'x24' workshop/horse barn, greenhouse, storage shed, and hay shed. With Catholic and public



Kâ€9 schools and the Scott Seaman Sports Rink all within a five-minute drive or easy school bus ride, plus the South Health Campus only 16 minutes away, this value-priced acreage rivals the cost of many 25-foot city infillsâ€ offering so much more room to live, grow, and enjoy.

Built in 1974

Essential Information

MLS® #	A2239377
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,457
Acres	4.45
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	56053 Ridgeview Drive E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 5A9

Amenities

Utilities	Garbage Collection, High Speed Internet Available, Natural Gas Paid, Phone Connected
Parking Spaces	6
Parking	Double Garage Attached, Additional Parking, Aggregate, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage,

RV Access/Parking

of Garages 2

Interior

Interior Features Breakfast Bar, Granite Counters, No Animal Home, Storage, Walk-In Closet(s), Bookcases, Built-in Features, Wood Windows

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range, Built-In Oven, Wine Refrigerator

Heating Fireplace(s), Forced Air, Natural Gas, Wood Stove, Wood

Cooling None

Fireplace Yes

of Fireplaces 3

Fireplaces Gas, Wood Burning, Basement, Brick Facing, Family Room, Glass Doors, Master Bedroom

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard, Garden, Rain Barrel/Cistern(s), Rain Gutters, Storage

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular Lot, Lawn, Landscaped, Many Trees, Rolling Slope, Sloped Down, Views

Roof Clay Tile

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 18th, 2025

Days on Market 84

Zoning CR

Listing Details

Listing Office RE/MAX Complete Realty

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