

\$1,479,000 - 226235 22 Street W, Rural Foothills County

MLS® #A2166368

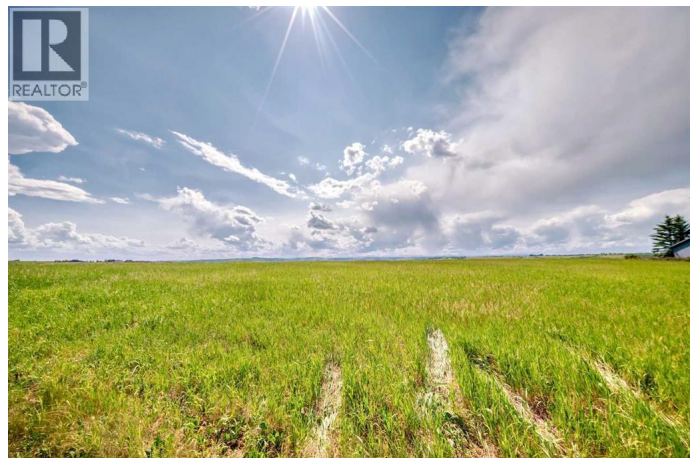
\$1,479,000

3 Bedroom, 4.00 Bathroom, 2,428 sqft

Single Family on 1.98 Acres

Ridgemont Estates, Rural Foothills County, Alberta

This is the one acreage you must come see to appreciate the Stunning home and views! Fall is the best time to see, everything! The colour of fall is spectacular! This beautiful acreage with over 3400 sq ft of developed living space, only a 5-minute drive from Calgary. Amazing City views, outstanding mountain views, in a beautiful Cul de Sac of homes with mature landscaping, a perfect place to call home. Walk into this executive home and you will love the ambiance. Every room in this house has a view. This home was designed for entertaining, starting with the gourmet kitchen to exercise your culinary skills, top of the line appliances, a beautiful kitchen nook with 5 windows, to take in the view, plus a gorgeous dining room designed for entertaining a larger group. A beautiful great room/ living space, with a gas FP to relax and in the winter months a beautiful room to cozy up in. Main floor den, again with amazing views: 2 picture windows, a powder room that makes a statement, and main floor laundry. This home has been renovated, with the stunning refinished onsite hardwood floors on all 3 levels, (no carpets) new triple pane windows (2019), 2 HE Furnaces, 2 AC. 2 hot water tanks, NO poly B in house, completely redone with copper piping. All LED lighting thru out, Metal roof. Brand new hot tub, driveway was just resealed, entire home was recently repainted. 2 gas fireplaces, Flat painted ceilings, no popcorn ceilings. Composite deck off the



kitchen, triple car garage with tons of built ins. Upstairs you have a stunning master bedroom and 5 piece ensuite with sperate free standing tub and steam shower with rain shower head, amazing views, private balcony, his and her walk-in closets. Plus two other very good size bedrooms, and a gorgeous 3-piece bathroom. Going downstairs to the walk out basement, you have a huge family room, a wet bar, with a door that opens to the outside patio, where you can sit on a beautiful evening and enjoy the city lights. There is a full bath down, with a guest bedroom/den (no egress window) another beautiful office with built in cabinets. Lots of storage. Great tasting well water, many fruit trees, pear, apple and cherry plus berry patches around the home. No Chemicals/Pesticides have been sprayed on the property for at least 8 years. This house has to be seen, it is gorgeous; you will want to book your appointment today. Just down the road is Strathcona Tweedsmuir School, literally 10 minutes from the house is shopping, 10 minutes to Stoney Trail going west or east, this is an amazing location! (id:6289)

Built in 1996

Essential Information

Listing #	A2166368
Price	\$1,479,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,428
Acres	1.98
Year Built	1996
Type	Single Family
Sub-Type	Freehold

Community Information

Address	226235 22 Street W
Subdivision	Ridgemont Estates
City	Rural Foothills County
Province	Alberta
Postal Code	T1S3N2

Amenities

Amenities	Golf Course, Schools, Shopping
Features	Cul-de-sac, Treed, Wet bar, PVC window, No neighbours behind, French door, Closet Organizers, No Animal Home, No Smoking Home
Parking	Attached Garage
# of Garages	3
View	View

Interior

Appliances	Refrigerator, Water softener, Cooktop - Gas, Dishwasher, Microwave, Microwave Range Hood Combo, Oven - Built-In, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stucco
Exterior Features	Fruit trees, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Landan Real Estate
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