

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

MLS® #A2206623

\$2,650,000

5 Bedroom, 4.00 Bathroom, 3,829 sqft
Single Family on 19.38 Acres

N/A, 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. (id:6289)



Built in 1985

Essential Information

Listing #	A2206623
Price	\$2,650,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	3,829
Acres	19.38
Year Built	1985
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	100, 80054 226 Avenue W
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T1S2Z1

Amenities

Features	No Animal Home, No Smoking Home
Parking Spaces	12
Parking	Attached Garage, Detached Garage, Garage, Heated Garage
# of Garages	7
View	View

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Compactor, Garburator, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Baseboard heaters, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	1
Has Basement	Yes

Basement Walk out

Exterior

Exterior Brick, Stucco

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office RE/MAX Realty Professionals



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