\$2,298,000 - 154019 183 Avenue W, Rural Foothills County

MLS® #A2204312

\$2,298,000

5 Bedroom, 7.00 Bathroom, 3,233 sqft Residential on 3.43 Acres

NONE, Rural Foothills County, Alberta

Welcome to an extraordinary custom residence that redefines luxury living in the prestigious countryside. This magnificent 5-bedroom, 7-bathroom home showcases unparalleled craftsmanship and breathtaking views of the downtown skyline from its elevated position. Step through the elegant double front doors into a space that immediately captivates with soaring 13-foot ceilings throughout the main gathering areas. The heart of the home features a spectacular 42-foot great room that seamlessly connects the custom kitchen, dining room, and living spaces. The gourmet kitchen boasts a generous island, granite countertops, and sophisticated subway tile backsplash, complete with a convenient pot filler above the stove. A well-appointed butler's pantry provides additional food preparation space, featuring custom cabinetry, a third sink, and oversized refrigerator and freezer. The primary bedroom suite offers the ultimate in luxury with a spa-inspired ensuite, featuring a therapeutic hydrotherapy tub, heated towel rack, and multi-jet shower system. An impressive 1,500 square feet of south-facing deck space provides numerous entertainment possibilities and stunning views of the surrounding landscape. Also an additional 400sqft front deck allows you to capture the downtown views. The lower level, featuring polished heated concrete floors, presents a bright and







versatile flex room complemented by a full-service bar equipped with sink, refrigerator, dishwasher, and ice maker. Movie & sports enthusiasts will appreciate the dedicated media room with projector and surround sound system. Two additional bedrooms, each with private ensuites, offer comfortable accommodations for family or guests. The year-round heated sunroom provides an ideal space to enjoy the surrounding natural beauty regardless of the season. This remarkable property strikes the perfect balance between peaceful seclusion and convenience, positioned just minutes from essential amenities. The location offers easy access to shopping, recreation, and urban conveniences while maintaining the tranquility of country living. Conveniently situated only 10 minutes from MacLeod Trail shopping, 12 minutes from the Tsuut'ina Costco, and 30 minutes to downtown, 20 minutes to Kananaskis & Bragg Creek. The nearby Ann & Sandy Cross Conservation Area provides opportunities for outdoor recreation and nature appreciation. Experience the pinnacle of luxury living where exceptional design meets natural beauty, creating an unparalleled residence that caters to both comfortable family living and sophisticated entertaining. This home represents a rare opportunity to own a truly distinguished property that combines architectural excellence with modern comfort in one of Alberta's most sought-after locations.

Built in 2008

Essential Information

MLS® # A2204312 Price \$2,298,000

Bedrooms 5
Bathrooms 7.00
Full Baths 5

Half Baths 2

Square Footage 3,233 Acres 3.43

Year Built 2008

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 154019 183 Avenue W

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T1S 2S5

Amenities

Parking Spaces 10

Parking Triple Garage Attached

of Garages 3

Interior

Interior Features Bar, Built-in Features, Central Vacuum, Closet Organizers, Double

Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Chandelier, Tankless Hot Water, Wired for

Sound

Appliances Dishwasher, Double Oven, Dryer, Freezer, Gas Stove, Microwave,

Range Hood, Refrigerator, Washer, Bar Fridge, Garburator, Tankless

Water Heater, Warming Drawer

Heating Forced Air, In Floor

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Gas, Great Room, Bedroom

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Playground, RV Hookup

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn,

Rectangular Lot, See Remarks, Views, Conservation, Paved, Rolling

Slope

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 20th, 2025

Days on Market 13 Zoning CR

Listing Details

Listing Office RE/MAX Landan Real Estate

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