

\$1,599,900 - 224206 Highway 549 W, Rural Foothills County

MLS® #A2216093

\$1,599,900

3 Bedroom, 3.00 Bathroom, 1,862 sqft
Residential on 21.00 Acres

NONE, Rural Foothills County, Alberta

Welcome to one of the most pristine acreages!! Located just west of Millarville by a minute, this 21 acres with gorgeous 2013 home, shop/machine shed, barns, green house, nice sundry buildings and plenty of Alberta land!!

Located bordering a municipal reserve and elevated enough to see comfortably from any angle the Rocky Mountains, Foothills and " John Ware ridge ", Square Butte ridge .

Beautiful home built in 2013 with fully developed walk out basement. Many features with rooms that have been planned to enjoy the views. Southwest facing sun room and all your kitchen and living room windows are facing mostly west. Open concept with a nice deck to sit out and enjoy. Gleaming hardwood and rustic Hickory cabinetry, trimmed with fir trim and baseboards. This home is classy country and family friendly ! Bring the family and enjoy the land. enjoy the plentiful providing garden and green house! there is a really convenient irrigation system in place for all the gardens. A generator hook up /plug is conveniently located close to the home .

Enjoy the trees and the pastures for your animals. A couple older historic buildings on the property give it a really wonderful feel for the property and the ranching history of this land. Come in through the gorgeous laneway over a bridge and up the hill to your private property. Pull into your heated double garage and head over to the shop (220 power,



cement floor) and enjoy that space for your equipment or storage , or bring the horses into the barn and enjoy ! Extra buildings lend to extra storage or can be used for possibly a chicken house, lawn mower storage, tack shed.. you name it !! SPECIAL FEATURE is the water.. Owner says was tested a while back for 25 gpm !! that is only the drilled well ! There is an Flowing spring on the property as well in the SW area of the pasture for watering livestock or perhaps a future water feature. It is rigged up for watering livestock perfectly . It is low maintenance landscape with easy in and out with the mower. Several areas to call your own with a chair and a cool one , an old style swing and protective trees for any fun family function or just everyday enjoyment. A seasonal creak meanders through the bottom part of the property and under the bridge. Some older farm buildings on he property which are usable. Some need repaired.

Built in 2013

Essential Information

MLS® #	A2216093
Price	\$1,599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,862
Acres	21.00
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address 224206 Highway 549 W

Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

Amenities

Utilities	Natural Gas Available, Phone Available
Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Garage Faces Side, Oversized, RV Access/Parking, Additional Parking, Quad or More Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Water Conditioner, Water Distiller
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Wood Burning, Basement, Blower Fan, Free Standing, Metal
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Private, See Remarks, Views, Farm, Gentle Sloping, Native Plants, Pasture, Rolling Slope
Roof	Asphalt
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 28th, 2025
Zoning	A

Listing Details

Listing Office	Century 21 Foothills Real Estate
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