



**330008 Highway 22 West Highway**  
**Rural Foothills County, Alberta**

**MLS # A2160598**



**\$2,750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,358 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, O		
<b>Lot Size:</b>	21.98 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, No Neighbours Behind, Landscaped, Many Trees, Wood		

<b>Heating:</b>	In Floor, Electric, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	2-21-3-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR & A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Elevator, French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	n/a		

This exquisite home, extensively renovated in 2022, is situated on 22 acres of scenic, treed land with Three Point Creek beautifully flowing throughout the property. The quality craftsmanship of this gorgeous modern farmhouse is evident from the moment you enter. Reclaimed wood beams compliment the wide plank hardwood floors and the vaulted, white wood ceilings and custom millwork. The open concept floor plan basks in natural light and features spacious areas for entertaining friends and family, with two wood burning fireplaces. Every culinary enthusiast's dream, the incredible kitchen leaves nothing to be desired with 3 full size Bosch refrigerators, Dacor dual wall ovens, Dacor 6-burner gas range, Miele dishwasher, copper farmhouse sink and a large butler's pantry. Completing the main floor are a quiet den, 2 bedrooms, 2 full bathrooms, powder room, wet bar, dry bar, laundry and a spacious, screened back porch. On the upper level, the tranquil primary bedroom overlooks the creek, and features a luxurious ensuite with claw foot tub, steam shower, dual vanities, as well as a large walk-in closet and sunny, private view deck. Two additional bedrooms, one with ensuite bathroom, another full bath and second laundry room are also on this level. Other features of this gorgeous home include built-in Sonos sound system (indoor & outdoor), elevator, Murphy bed, irrigation for manicured grass and potted plants, new roof and eaves, security cameras, new hot water tanks & softener, two RO water filter systems, high speed internet & cell phone booster. This property includes a heated, attached, oversized 2-car garage, 5-stall, drive through barn with wash bay & waterers, 2 large quonsets, round pen, outdoor riding arena, 2 large paddocks, dog run and fully insulated chicken coop. Enjoy many wildlife sightings on this property, including white-tailed deer, elk,

moose, bears, bald eagles, beavers & wild turkeys. Conveniently located close to Millarville and a 20 minute drive to the city limits, you have the very best of living in nature coupled with easy access to all amenities. The 6.69 acre raw land parcel to the North is also for sale separately. Please see MLS A2160664 for full details. Seller is related to one of the listing agents.