

# \$2,198,000 - 154019 183 Avenue W, Rural Foothills County

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MLS® #A2204312

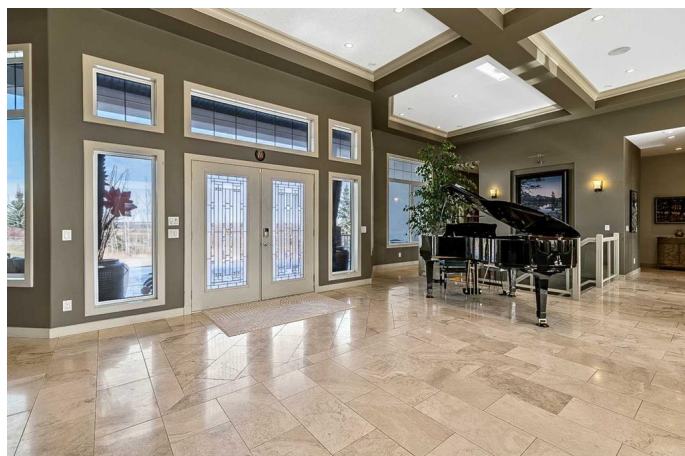
**\$2,198,000**

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

NONE, Rural Foothills County, Alberta

\*\*\*OPEN HOUSE SAT MAY 3rd 1-4PM\*\*\*

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. This home provides the ultimate sanctuary for everyone to retreat, relax, and unwind. Conveniently situated only 10 minutes from MacLeod Trail shopping, 12 minutes from the Tsuutâ€™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, with multiple hiking trails and nature walks. 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	\$2,198,000

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, Chandelier, 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, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Double Oven, Dryer, Freezer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Warming Drawer, Washer
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Bedroom

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Playground, RV Hookup
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Gentle Sloping, Landscaped, Lawn, Paved, Private, Rectangular Lot, Rolling Slope, See Remarks, Sloped, Treed, Views, Conservation
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	50
Zoning	CR

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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