

\$1,699,900 - 56065 Ridgeview Drive E, Rural Foothills County

MLS® #A2232810

\$1,699,900

3 Bedroom, 3.00 Bathroom, 2,464 sqft
Residential on 6.55 Acres

NONE, Rural Foothills County, Alberta

WELCOME to 56065 Ridgeview DR E!
MOUNTAIN VIEWS, EXECUTIVE HOME,
6.55 ACRES, ESTABLISHED
LANDSCAPING, VERY PRIVATE SETTING,
1930 BARN! Located mins from Calgary,
Okotoks, Heritage Heights School, St Francis
of Assisi School, Seamans Area and the Bow
River. This Executive walkout Bungalow with a
quad garage and bonus loft is everything you
are looking for to live your dream at its finest!
There are Stunning Mountain Views from
almost every window of this home lovingly
cared for and maintained home. It was also a
former SAM Award winner which is evident as
you are greeted by the grand circular drive
way, the excellent curb appeal with a 3 sided
exposed aggregate wrap around deck, 3 rail
fencing that surrounds the property, the
vintage style barn & quad garage. With over
3900 sq ft of developed living space you can
cater for the whole family plus many, many
guests. The main floor open concept living
area offers gleaming hardwood floors, a
feature fireplace set into a wall of windows to
display the unobstructed Mountain Views. The
kitchen boasts a flood of natural light also with
an abundance of windows, large granite
countertop, lots of cabinets, double ovens and
a large pantry leading to the mud room. The
dining nook offers the most perfect seating
bench to relax with a cup of tea or chat while
dinner is being prepared. The primary



bedroom overlooks the fully landscaped yard and views , as well as boasting a romantic fireplace. The newly renovated ensuite is gorgeous with heated floors, soaker tub, glass shower, dual sinks and walk in closet. An open center staircase at the entrance leads to the lower level walkout with heated floors, a large family room to enjoy time with family, 2 bedrooms, a stylish 4 pc bathroom and multi purpose/cold room, and lots of storage. The dormered bonus room above the quad garage is the perfect quiet space, guest suite, hobby room or gym, the possibilities are really endless. with this space. The magnificent garage offers a separate heated workshop, lots of shelving and plenty room to park all of your toys. The places to entertain are endless with the wrap around deck and lower walk out patio. The established yard comes complete with a large garden, greenhouse, fruit orchard and even grapevines that produce lovely grapes every year. The vintage barn is a very handy space to store the yard equipment and add a veryy unique feature to this property. The owners have enjoyed this property, all of the views the abunbance of wildlife, (deer & elk)that travel the wildlife corridor in the valley behind this property. This is a legacy property that dreams are made of and on. Check out the 3D tour and Drone video, Call to view today for your personal Viewing!

Built in 2002

Essential Information

MLS® #	A2232810
Price	\$1,699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,464

Acres	6.55
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	56065 Ridgeview Drive E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S5A9

Amenities

Parking Spaces	8
Parking	Asphalt, Driveway, Heated Garage, Workshop in Garage, Garage Door Opener, Insulated, Oversized, Quad or More Attached, RV Access/Parking
# of Garages	4

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Freezer, Gas Cooktop
Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Garden, Landscaped, No Neighbours Behind, Private, Fruit Trees/Shrub(s), Gentle Sloping, Level, Many Trees, Orchard(s), Paved

Roof	Asphalt Shingle
Construction	Stucco, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	June 22nd, 2025
Days on Market	93
Zoning	CR

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.