# \$1,479,000 - 226235 22 Street W, Rural Foothills County

MLS® #A2166368

#### \$1,479,000

3 Bedroom, 4.00 Bathroom, 2,428 sqft Residential on 1.98 Acres

Ridgemont Estates, Rural Foothills County, Alberta

This is the one acreage you must come see to appreciate the Stunning home and views! Fall is the best time to see, everything! The colour of fall is spectacular! This beautiful acreage with over 3400 sq ft of developed living space, only a 5-minute drive from Calgary. Amazing City views, outstanding mountain views, in a beautiful Cul de Sac of homes with mature landscaping, a perfect place to call home. Walk into this executive home and you will love the ambiance. Every room in this house has a view. This home was designed for entertaining, starting with the gourmet kitchen to exercise your culinary skills, top of the line appliances, a beautiful kitchen nook with 5 windows, to take in the view, plus a gorgeous dining room designed for entertaining a larger group. A beautiful great room/ living space, with a gas FP to relax and in the winter months a beautiful room to cozy up in. Main floor den, again with amazing views: 2 picture windows, a powder room that makes a statement, and main floor laundry. This home has been renovated, with the stunning refinished onsite hardwood floors on all 3 levels, (no carpets) new triple pane windows (2019), 2 HE Furnaces, 2 AC. 2 hot water tanks, NO poly B in house, completely redone with copper piping. All LED lighting thru out, Metal roof. Brand new hot tub, driveway was just resealed, entire home was recently repainted. 2 gas fireplaces, Flat painted ceilings, no popcorn ceilings. Composite deck off the



kitchen, triple car garage with tons of built ins. Upstairs you have a stunning master bedroom and 5 piece ensuite with sperate free standing tub and steam shower with rain shower head, amazing views, private balcony, his and her walk-in closets. Plus two other very good size bedrooms, and a gorgeous 3-piece bathroom. Going downstairs to the walk out basement, you have a huge family room, a wet bar, with a door that opens to the outside patio, where you can sit on a beautiful evening and enjoy the city lights. There is a full bath down, with a guest bedroom/den (no egress window) another beautiful office with built in cabinets. Lots of storage. Great tasting well water, many fruit trees, pear, apple and cherry plus berry patches around the home. No Chemicals/Pesticides have been sprayed on the property for at least 8 years. This house has to be seen, it is gorgeous; you will want to book your appointment today. Just down the road is Strathcona Tweedsmuir School, literally 10 minutes from the house is shopping, 10 minutes to Stoney Trail going west or east, this is an amazing location!

Built in 1996

#### **Essential Information**

MLS® #	A2166368
Price	\$1,479,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,428
Acres	1.98
Year Built	1996
Туре	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence

Status	Active		
Community Information			
Address Subdivision City County Province Postal Code	226235 22 Street W Ridgemont Estates Rural Foothills County Foothills County Alberta T1S 3N2		
Amenities			
Parking # of Garages	Driveway, Garage Faces Front, Paved, Triple Garage Attached 3		
Interior			
Interior Features	Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Closet Organizers, French Door, Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Wet Bar		
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Built-In Oven, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Water Softener		
Heating	Forced Air, Natural Gas		
Cooling	Central Air		
Fireplace	Yes		
# of Fireplaces	2		
Fireplaces	Decorative, Family Room, Gas, Great Room, Mantle, Stone, Tile		
Has Basement	Yes		
Basement	Finished, Full, Walk-Out		
Exterior			
Exterior Features	Fire Pit, Balcony		
Lot Description	Back Yard, Front Yard, Lawn, Treed, Views, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot, Low Maintenance Landscape, Landscaped, Many Trees, No Neighbours Behind, Sloped		
Roof	Metal		
Construction	Stucco, Wood Frame		
Foundation	Poured Concrete		

## **Additional Information**

Date Listed	June 19th, 2025
Days on Market	68
Zoning	CR

### **Listing Details**

Listing Office RE/MAX Landan Real Estate

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