

\$2,299,900 - 322110 304 Street W, Rural Foothills County

MLS® #A2194435

\$2,299,900

7 Bedroom, 5.00 Bathroom, 7,312 sqft
Residential on 27.54 Acres

NONE, Rural Foothills County, Alberta

Welcome to your dream retreat, nestled in the breathtaking Foothills just minutes from Calgary and only five minutes from Millarville. This stunning Barndominium-style estate offers unmatched luxury and versatility, set on 27.5 acres of rolling hills and lush, treed landscapes, all framed by a dramatic Rocky Mountain backdrop. Designed for multi-family living or investment potential, this expansive home spans two levels, offering 7 bedrooms and 5 bathrooms. An assumable mortgage at an incredible 1.99% interest rate until May 2026 applies to approximately \$1.2 million of the purchase price. At the heart of this home are gourmet kitchens on each side, complete with high-end finishes, soaring ceilings, and picture windows that invite the beauty of nature indoors. Gather around the floor-to-ceiling gas fireplaces encased in grand mantles or entertain effortlessly in the open-concept living spaces, adorned with elegant chandeliers. Indulge in the 14' x 34' indoor pool area, thoughtfully designed with humidity control vents, a bar station featuring a kegerator draft tap, and space for your media center – perfect for entertaining while enjoying your favorite tunes or movies while lounging in the pool. Convenient shared laundry facilities include a shower and urinal by the pool area, allowing you to rinse off and toss wet swimsuits and towels straight into the washer and dryer. Designed for year-round



comfort, this home features radiant heated floors, dual forced-air furnaces for each side, added insulation in the walls and ceilings, and air conditioning to keep you cool on hot summer days. A loft area offers endless possibilities for recreation, gaming, or relaxation. Step outside and discover an entertainerâ€™s paradise, complete with multiple decks, patios, and a massive fire pit, all overlooking the expansive landscape. Explore the property on a quad, Gator, or dirt bike along scenic trails, or create your dream equestrian setup with ample space for a horse paddock or training arena. The home also includes a 30â€™ x 42â€™ steel beam package, ready for building a garage or workshop using the same high-quality materials as the home. Built with premium materials and a top-tier mechanical room, this extraordinary estate offers a rare blend of luxury, comfort, and investment potential in Albertaâ€™s stunning countryside. Donâ€™t miss this exceptional opportunityâ€”call your favorite Realtor today to schedule a viewing!

Built in 2021

Essential Information

MLS® #	A2194435
Price	\$2,299,900
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	7,312
Acres	27.54
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	322110 304 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

Amenities

Utilities	Electricity Paid For, Natural Gas Paid, Water Available
Parking Spaces	6
Parking	RV Access/Parking, Additional Parking, Gravel Driveway, Off Street, Other, Parking Pad, See Remarks
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Bar, Beamed Ceilings, Vinyl Windows, Low Flow Plumbing Fixtures, Master Downstairs, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas, Boiler, Radiant, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Gas, Mantle, See Remarks, Stone
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Fire Pit, Dog Run
Lot Description	Corner Lot, Landscaped, Private, Views, Dog Run Fenced In, Irregular Lot, Pasture, See Remarks, Treed
Roof	Metal, See Remarks
Construction	Metal Frame, Metal Siding, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	February 13th, 2025
Days on Market	80

Zoning A

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.