

\$3,790,000 - 196096 144 Street W, Rural Foothills County

MLS® #A2246306

\$3,790,000

5 Bedroom, 3.00 Bathroom, 1,780 sqft
Residential on 50.00 Acres

NONE, Rural Foothills County, Alberta

This beautiful 50-acre parcel is perched just outside Calgary's city limits, offering panoramic views of the downtown skyline and the foothills from pretty much every corner of the land.

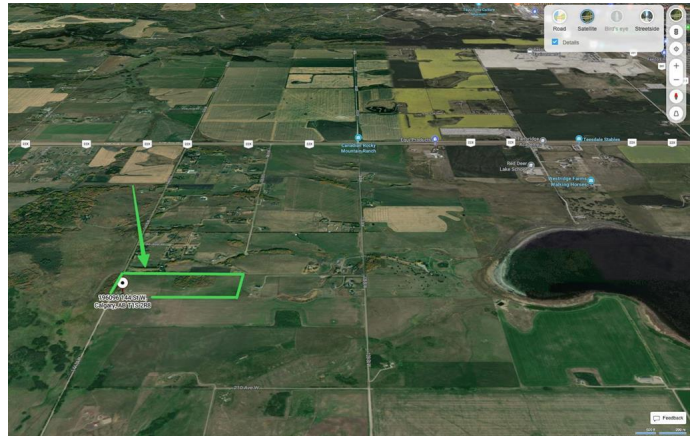
With over 3200 sqft of developed living space, this 5 bedroom walk-out bungalow (built in 2016) has views that are as stunning from the main floor 600+ sqft deck, as they are from the walk-out lower-levels oversized windows.

The heart of the home is the kitchen with rich, espresso-stained cabinetry, sleek granite counters, a massive island for prep or casual dining. The kitchen connects to a bright dining area, living room and large outdoor deck. The main floor has the primary bedroom's attached ensuite as well as two additional bedrooms, additional full bath and laundry room.

The lower level is an open plan with 9' ceilings and an expansive rec room, two additional bedrooms, full bathroom with dual vanities and mechanical room.

This property is ideal for an equestrian enthusiast, future development or investment. The gentle sloping land makes it ideal for multiple walk-out sites.

Facing the Ann and Sandy Cross Conservation area and located just 2.5 km from Calgary city limits it offers the perfect



balance of country living and proximity to city amenities.

Red Deer Lake School is just 7 minutes away. With Costco Buffalo Run 12 minutes from your door, but who's counting.

With two strong wells (both pumping over 12 gpm), multiple access points including a southeast road allowance, this is a property that balances freedom with function. So if you're looking for space to roam and room to grow—with city life still in reach—this might just be your perfect match.

Built in 2016

Essential Information

MLS® #	A2246306
Price	\$3,790,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,780
Acres	50.00
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	196096 144 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1R8

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Oven
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Dog Run, Fire Pit, Garden
Lot Description	Gentle Sloping, Many Trees, No Neighbours Behind
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2025
Days on Market	27
Zoning	A

Listing Details

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

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.