

# \$1,449,000 - 200, 298075 218 Street W, Rural Foothills County

MLS® #A2250704

**\$1,449,000**

5 Bedroom, 4.00 Bathroom, 2,911 sqft  
Residential on 6.62 Acres

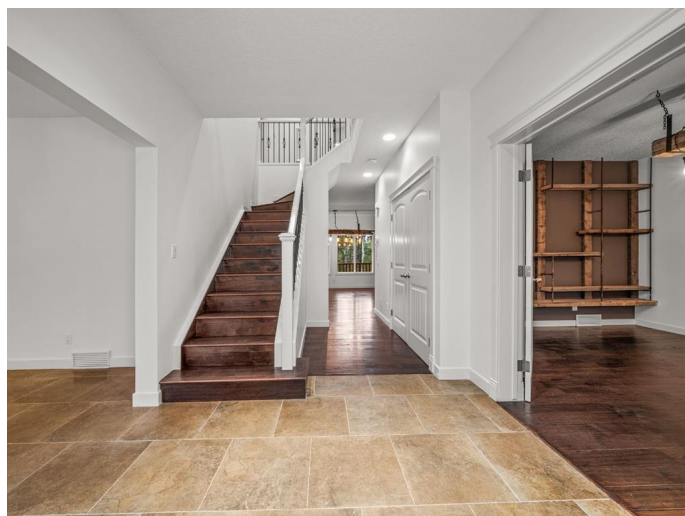
NONE, Rural Foothills County, Alberta

Perched on a private hilltop and surrounded by 6.6 acres, this 5-bedroom Millarville acreage offers the ideal mix of privacy and convenience. This two-storey home with walkout basement features an open main floor filled with natural light, a modern kitchen, dining nook, spacious living room with fireplace, and a bright office/den. Upstairs, the primary suite includes a spa-style ensuite and walk-in closet, with three additional bedrooms completing the level. The finished basement adds a media area, games room, fifth bedroom, and full bath. Enjoy outdoor living on the large back deck with built-in seating and hot tub, perfect for stargazing or watching wildlife in the surrounding forest. An oversized triple garage and large shed provide ample space for vehicles, storage, and hobbies. Just minutes from Millarville and with quick access to Calgary and Okotoks via the new ring road, this property combines country living with modern comfort.

Built in 2006

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2250704    |
| Price     | \$1,449,000 |
| Bedrooms  | 5           |
| Bathrooms | 4.00        |



|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,911                            |
| Acres          | 6.62                             |
| Year Built     | 2006                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 200, 298075 218 Street W |
| Subdivision | NONE                     |
| City        | Rural Foothills County   |
| County      | Foothills County         |
| Province    | Alberta                  |
| Postal Code | T1S2Y6                   |

### **Amenities**

|              |                                   |
|--------------|-----------------------------------|
| Parking      | Oversized, Triple Garage Attached |
| # of Garages | 3                                 |

### **Interior**

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Separate Entrance, Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                              |
| Cooling           | None                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                  |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                                                                             |

### **Exterior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Storage, Fire Pit |
| Lot Description   | Many Trees, Secluded, Treed, Steep Slope                        |

|              |                           |
|--------------|---------------------------|
| Roof         | Asphalt Shingle           |
| Construction | Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 54                |
| Zoning         | CR                |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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