

\$1,675,000 - 298034 218 Street W, Rural Foothills County

MLS® #A2219916

\$1,675,000

5 Bedroom, 6.00 Bathroom, 3,208 sqft
Residential on 4.67 Acres

NONE, Rural Foothills County, Alberta

Embrace the Ultimate Acreage Lifestyle

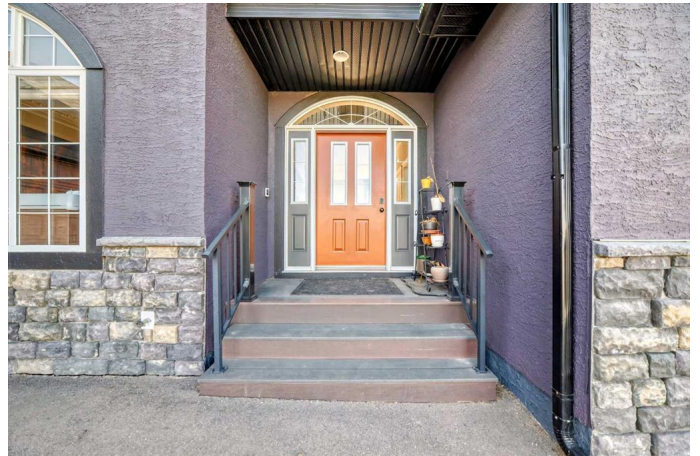
Discover the epitome of tranquil living with this remarkable home nestled in the heart of Millarville, where picturesque landscapes meet a vibrant community spirit. This idyllic location offers a rare blend of serene countryside and small-town charm, making it the perfect retreat for families seeking connection and adventure.

Community and Convenience

Millarville is renowned for its strong sense of community, where neighbors become friends and support is abundant. Just minutes from your doorstep, the fully stocked Millarville General Store caters to all your shopping needs, while the celebrated Farmerâ€™s Market, only two minutes away, showcases local produce and artisan goods. This family-friendly environment boasts a wealth of activities for children, including hockey, soccer, baseball, martial arts, and basketball, creating countless opportunities for engagement and camaraderie. Experience the magic of the holidays as the community comes together in heartfelt celebration, making every occasion special.

Elegant Interior and Expansive Space

Step inside this beautifully updated two-storey home, set on just under five acres of



meticulously landscaped grounds featuring a serene pond, a huge greenhouse, and a fenced-in garden complete with water and powerâ€”ideal for all your gardening aspirations. This residence offers over 4,400 square feet of thoughtfully developed space, designed for comfort and functionality. The home boasts five spacious bedrooms and five-and-a-half luxurious bathrooms, including a master suite that offers a private ensuite with double sinks, a corner soaker tub, and a separate shower. The second and third bedrooms share a Jack and Jill bath, complete with double sinks and a shower, while a separate bathroom serves the fourth bedroom.

The main floor is an entertainerâ€™s dream, featuring a designated office with excellent internet connectivityâ€”perfect for remote workâ€”alongside a versatile front flex room that can serve as a sitting area or formal dining space. The open-concept design flows seamlessly through an updated kitchen, charming eating area, and inviting living room, where soaring two-story vaulted ceilings and a stunning floor-to-ceiling stone fireplace create a breathtaking focal point.

Thoughtful Outdoor Amenities

Enhancing the appeal of this exceptional property is a chicken coop, a fenced-in dog run, and an outdoor fire pit, making it perfect for family gatherings and outdoor living. The indoor wood stove adds warmth and charm during the cooler months, while the freshly painted exterior and recently paved driveway contribute to the homeâ€™s curb appeal. The two-tiered composite deck provides ample space for entertaining or simply soaking up the sun, and there's plenty of RV storage for your toys and adventure gear. Additionally, enjoy the comfort of air conditioning upstairs to keep you cool during the summer months.

Endless Possibilities

The fully finished lower level fur

Built in 2006

Essential Information

MLS® #	A2219916
Price	\$1,675,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,208
Acres	4.67
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	298034 218 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 2Y6

Amenities

Parking Spaces	8
Parking	Triple Garage Attached
# of Garages	6

Interior

Interior Features	Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Water

	Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Dog Run Fenced In, Garden, Landscaped, Lawn, Many Trees, Paved, Treed, Wetlands, Yard Lights, Wooded
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2025
Days on Market	1
Zoning	CR

Listing Details

Listing Office	Royal LePage Arteam 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.