

# \$1,799,900 - 200, 354048 320 Street W, Rural Foothills County

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MLS® #A2225669

**\$1,799,900**

4 Bedroom, 4.00 Bathroom, 2,700 sqft  
Residential on 23.11 Acres

NONE, Rural Foothills County, Alberta

Just 7 minutes west of the charming hamlet of Millarville, this remarkable 23-acre property offers serene pastured land and a beautifully crafted 4,000 sq ft custom Timber Frame home, showcasing breathtaking views of the Rocky Mountains.

As you pass through the private gated entrance, youâ€™™ll drive through lush pastures on a fully fenced and cross-fenced horse-ready property. With two horse shelters, a heated outdoor waterer, and 10 acres of productive hay land, your equine companions will be well cared for year-round. Built in 2006, this 1.5-storey custom home features 4 bedrooms and 3.5 bathrooms. The interior blends rustic elegance with modern farmhouse charm, featuring Sierra stone and durable laminate flooring, soaring windows, and an abundance of natural light throughout.

The main floor welcomes you with a mudroom equipped with a utility sink and dog shower, a powder room, and a stunning open-concept kitchen. The kitchen showcases black cabinetry, a mix of marble, copper, and butcher block countertops (including 3-inch elevated sections), a white farmhouse sink, custom plywood drawers, and high-end stainless steel appliances, all complemented by a walk-in butlerâ€™™s pantry.





The grand living and dining area impresses with 20-foot vaulted ceilings, a custom wood-burning stove (with the option to convert to a fireplace), built-in library shelving, and French doors leading to expansive wraparound decking with panoramic views from the east, south, and west. Also on this level is a private office and a guest addition featuring a bedroom with an gas fireplace, full bathroom, private entrance, and a pergola-covered outdoor seating area.

Up the open-riser staircase, youâ€™ll find a cozy loft sitting area, two unique bunk-style bedrooms, and a stylish 3-piece bath. The upper level also features a luxurious primary retreat with a spa-inspired 4-piece ensuite showcasing gorgeous tile and stone finishes. Step out onto your private balcony to enjoy your morning coffee while overlooking the protected John Ware Conservation Area and the Rocky Mountains beyond.

The fully developed basement includes luxury vinyl plank and rubber flooring, a spacious family room, an impressive workout area, laundry room, a roughed-in bathroom, and generous storage throughout.

Outdoors, the property is a haven for animals and nature lovers alike. Youâ€™ll find mature berry and haskap bushes, thoughtfully designed garden beds, and approximately 5 acres of invisible fencing for your dogs. An oversized double attached garageâ€™currently serving as a studioâ€™is insulated, heated, and equipped with 220V power.

Expertly built with SIP panels, 1x10 cedar siding, and an authentic timber frame interior, a metal roof, this meticulously maintained home reflects pride of ownership from its original owners.



Bordering the doorstep of Kananaskis Country, this is a rare opportunity to own an extraordinary piece of Alberta's Foothills.

Built in 2006

### Essential Information

MLS® #	A2225669
Price	\$1,799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,700
Acres	23.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	200, 354048 320 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s)
Appliances	Convection Oven, Dishwasher, Dryer, Electric Cooktop, Garage



	Control(s), Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Level, Low Maintenance Landscape, Pasture, Views
Roof	Metal
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	19
Zoning	CR

## Listing Details

Listing Office	eXp Realty
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