

# \$1,450,000 - 208133 322 Avenue W, Rural Foothills County

MLS® #A2204962

**\$1,450,000**

4 Bedroom, 3.00 Bathroom, 1,805 sqft  
Residential on 5.19 Acres

NONE, Rural Foothills County, Alberta

Welcome to your private retreat in the heart of Millarville, where nature, comfort, and community come together on this beautiful 5.19-acre treed property. Surrounded by peaceful walking and biking paths, and offering stunning views in every direction, this acreage is ideally suited to the discerning buyer looking for a perfect family home with room to roam! This fully finished, air conditioned, walk-out bungalow offers over 3,300 square feet of developed living space. Expansive windows throughout the home flood the interior with natural light and showcase breathtaking views of the surrounding landscape. The recently updated kitchen features a large island, high-end stainless steel appliances, walk-in pantry, and ample dining space, and is open to the spacious living room, separated by a cozy gas fireplace—perfect for both everyday living and entertaining. The double attached garage adds everyday practicality. The primary bedroom is a serene haven, complete with a spa-like five-piece ensuite that includes a steam shower/sauna, stand-alone tub, and walk-in closet. Two additional generously sized bedrooms share a well-appointed four-piece bathroom. A main floor office provides a quiet and inspiring space to work from home while enjoying the natural surroundings. The walk-out lower level boasts a large bedroom, a living, recreation and games room, a



soundproofed media room, four-piece bathroom, and convenient laundryâ€”perfect for extended family, guests, or multi-generational living. Step out the french doors to one of the two lower decks to enjoy a morning coffee and a spectacular sunrise or an evening cocktail while watching the sunset. Outdoor living is just as exceptional, with three decks, a massive garden area complete with a greenhouse and shed, play areas for the kids and multiple private spots to relax. A heated workshop with an attached chicken coop and fenced pastures makes this property ideal for an equestrian lifestyle or embracing hobby farming. Tucked away in a quiet cul-de-sac among a close-knit community of acreages, youâ€™ll enjoy the best of rural living while still having convenient access to nearby amenities. Only 35 minutes from downtown Calgary, experience the best of both worlds in Millarvilleâ€”privacy, nature, and a strong sense of community, all in one extraordinary place.

Built in 1998

### **Essential Information**

MLS® #	A2204962
Price	\$1,450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,805
Acres	5.19
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address 208133 322 Avenue W  
Subdivision NONE  
City Rural Foothills County  
County Foothills County  
Province Alberta  
Postal Code T1S 3E1

### **Amenities**

Parking Spaces 10  
Parking Double Garage Attached, Oversized, Gravel Driveway, Triple Garage Detached, Workshop in Garage  
# of Garages 5

### **Interior**

Interior Features Breakfast Bar, Kitchen Island, Pantry, Central Vacuum, High Ceilings, Open Floorplan, Separate Entrance, Storage, Tankless Hot Water  
Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Built-In Oven, Gas Cooktop  
Heating Forced Air, Natural Gas, In Floor  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle, Three-Sided  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features Private Entrance, Private Yard, Garden  
Lot Description Treed, Cul-De-Sac, Garden, Rolling Slope  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 10th, 2025  
Days on Market 11  
Zoning CR

### **Listing Details**

Listing Office

eXp Realty

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