

\$1,100,000 - 128202 282 Avenue W, Rural Foothills County

MLS® #A2222076

\$1,100,000

3 Bedroom, 3.00 Bathroom, 1,236 sqft
Residential on 2.39 Acres

NONE, Rural Foothills County, Alberta

Just 30 minutes from downtown Calgary, this exceptional acreage offers the perfect balance of rural charm and modern convenience. Nestled in the rolling foothills and surrounded by picturesque ranch land, the setting feels like a world away—yet city amenities remain close at hand, with Shawnessy shopping just 15 minutes away and Starlink internet already installed for seamless connectivity.

Set on a beautifully manicured lot atop the hills, the property backs onto 160 acres of pristine aspen forest. From the expansive south-facing deck, enjoy sweeping views of the mountains to the west and treetops to the south. Wildlife is abundant in the area, with deer, elk, and a variety of birds frequently spotted on and around the property. A small wetland across the road adds to the natural beauty and serenity.

The home itself is thoughtfully designed and meticulously maintained, featuring high-end appliances including Miele, Sub-Zero, and Viking. It's equipped with central AC, a Kinetico reverse osmosis water purification system and Viqua UV sterilizer, an on-demand water heater, in-floor heating in the basement and primary ensuite, and a deep 270-foot well that provides reliable water pressure and capacity. The home is also wired for auxiliary power, ensuring peace of mind during



outages.

Outdoor living is a highlight, with a wraparound deck spanning over 2,500 sq ft offering designated spaces for dining, lounging, barbecuing, or simply relaxing in a hammock. A built-in pizza oven, bonfire area, and dedicated firewood zone create a private, park-like setting for entertaining or enjoying the peaceful surroundings. The lower deck is already wired for a hot tub.

The expansive lawn has been meticulously cared for, with regular de-thatching, aeration, and fertilization, reflecting a strong commitment to outdoor upkeep. A detached garage offers a clean, functional workspace, complete with a new garage heater, new epoxy floor and improved drainage.

This property offers a rare opportunity to enjoy a peaceful, nature-filled lifestyle without sacrificing convenience. With stunning views, thoughtful upgrades, and an unbeatable location, it's truly a unique and welcoming place to call home.

Built in 1991

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2222076 |
| Price | \$1,100,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,236 |
| Acres | 2.39 |
| Year Built | 1991 |
| Type | Residential |
| Sub-Type | Detached |

| | |
|--------|----------------------------------|
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 128202 282 Avenue W |
| Subdivision | NONE |
| City | Rural Foothills County |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S3C3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 8 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | In Floor, Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Garden, Private Yard, Storage |
| Lot Description | Back Yard, Front Yard, Garden, Landscaped, Lawn, Private |
| Roof | Metal |
| Construction | Wood Frame, Cedar |
| Foundation | Wood |

Additional Information

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|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 4 |
| Zoning | CR |

Listing Details

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|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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