

\$1,599,999 - 306166 226 Street W, Rural Foothills County

MLS® #A2228312

\$1,599,999

5 Bedroom, 4.00 Bathroom, 2,395 sqft
Residential on 3.46 Acres

Millarville Ridge, Rural Foothills County,
Alberta

15 Millarville Ridge, Unparalleled Acreage
Living in the Heart of Millarville. Escape the city and discover the ultimate blend of privacy, luxury, and functionality on this 3.46-acre estate, just 25 minutes southwest of Calgary in the scenic foothills of Millarville. This immaculately maintained property is designed for those who crave space, serenity, and styleâ€”inside and out.

The sprawling walkout bungalow offers 5 bedrooms and 3.5 bathrooms, including a luxurious 5-piece primary ensuite complete with a steam shower. With over 2,300 sq. ft. on the main floor and nearly 4,700 sq. ft. of total living space, thereâ€™s plenty of room to live, entertain, and grow.

Located on a FULLY paved route with no gravel roads, access is seamless year-round-an uncommon and highly sought-after feature in rural living. Thoughtfully updated and meticulously cared for, this home boasts a freshly paved driveway and newer electric security gate, sport court ideal for pickleball, basketball, or golf practice, four car garage â€”perfect for toys, tools, or a workshop, cozy wood-burning fireplace on the main level and a gas fireplace in the fully developed walkout basement, In-floor heating (boiler system) in the basement for year-round comfort, an additional master suite downstairs



with its own ensuite, Large cold roomâ€™ideal for food storage or a wine cellar, a 235 sq. ft. Suncoast screened-in deck for enjoying peaceful mornings and breathtaking prairie sunsets.

Outside, the manicured grounds offer exceptional privacy and a true sense of escape, while still being close to all amenities in Calgary, Okotoks, Diamond Valley, and Bragg Creek.

Millarville has its own K-8 School, Post Office/General Store, Mechanic Shop, and Stunning Walking Trails.

This is more than just a homeâ€™itâ€™s a rare opportunity to own a slice of paradise in one of Albertaâ€™s most desirable rural communities.

Built in 1998

Essential Information

MLS® #	A2228312
Price	\$1,599,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,395
Acres	3.46
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	306166 226 Street W
Subdivision	Millarville Ridge
City	Rural Foothills County

County	Foothills County
Province	Alberta
Postal Code	T0K1K0

Amenities

Utilities	Electricity Connected, Heating Paid For, Phone Paid For, See Remarks
Parking Spaces	20
Parking	Additional Parking, Asphalt, Driveway, Heated Garage, Insulated, Oversized, Quad or More Attached, RV Access/Parking, Electric Gate
# of Garages	4

Interior

Interior Features	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Steam Room, Storage
Appliances	Bar Fridge, Dishwasher, Electric Cooktop, Garburator, Microwave, Washer/Dryer, Window Coverings, Double Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Entrance, Private Yard, Basketball Court, RV Hookup, Tennis Court(s)
Lot Description	Landscaped, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2025
Days on Market	9
Zoning	CR

Listing Details

Listing Office

Century 21 Foothills South Real Estate

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