\$1,199,900 - 229051 318 Avenue W, Rural Foothills County

MLS® #A2232954

\$1,199,900

3 Bedroom, 3.00 Bathroom, 1,987 sqft Residential on 3.11 Acres

Millarville Ridge, Rural Foothills County, Alberta

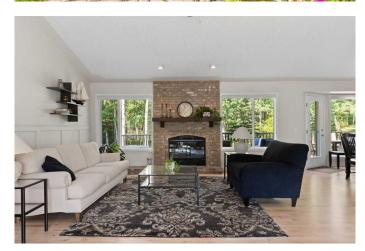
OPEN HOUSE CANCELLED! Welcome to this stunning, FULLY RENOVATED WALK-OUT bungalow located in the desirable Millarville Ridge subdivision. Nestled on 3.11 beautifully treed acres, this exceptional property combines luxurious living with the tranquillity of nature. Boasting 3 spacious bedrooms and 2.5 elegant bathrooms, this home has been thoughtfully updated throughout and showcases an immaculate PRIDE OF OWNERSHIP.

The main floor features rich HARDWOOD flooring and a bright, open-concept layout perfect for both everyday living and entertaining. The chef-inspired kitchen is a true highlight, complete with QUARTZ countertops, custom wood cabinetry, high-end STAINLESS STEEL appliances, and a large center ISLAND with stylish pendant lighting. The kitchen opens to a spacious dining area and living room, where large windows and a cozy fireplace create a warm and inviting atmosphere. Step outside to the expansive deck and take in the serene views of the backyard oasis, where a tranquil POND with a WATERFALL feature provides the perfect place to relax.

The luxurious primary suite offers a peaceful retreat with a generous WALK-IN closet and a







beautifully appointed 5-piece ensuite featuring a DOUBLE VANITY, upscale finishes, and a spa-like ambiance. A powder room, and a functional laundry area complete the main level.

Downstairs, the fully finished walkout basement is warmed by IN-FLOOR HEATING and offers a large rec room, 2 massive bedrooms, a full bathroom, a home office, and multiple storage areasâ€"ideal for families or guests. Additional upgrades include a NEW HOT-WATER TANK and CENTRAL AIR CONDITIONING installed in 2021, as well as an OVERSIZED double garage providing plenty of room for vehicles and storage.

Super spacious and impeccably maintained, this home is the perfect blend of elegance, comfort, and rural charm. Located just minutes from the historic hamlet of Millarville, this is your opportunity to own a truly special property in one of Alberta's most sought-after country communities.

Built in 1995

Essential Information

MLS® # A2232954 Price \$1,199,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,987

Acres 3.11

Year Built 1995

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 229051 318 Avenue W

Subdivision Millarville Ridge

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T0L 1K0

Amenities

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double

Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters,

Recessed Lighting, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range

Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Garden

Lot Description Garden, Landscaped, Many Trees, No Neighbours Behind

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 20th, 2025

Days on Market 12 Zoning CR

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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