

# \$1,849,000 - 100, 88109 206 Avenue W, Rural Foothills County

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MLS® #A2217318

**\$1,849,000**

6 Bedroom, 4.00 Bathroom, 2,560 sqft  
Residential on 3.17 Acres

NONE, Rural Foothills County, Alberta

WELCOME! This 1 1/2 Storey with A/C and 4,182.83 sq ft of DEVELOPED space with 6 beds, 2 full baths, 2 half baths, an OVERSIZED 38' x 28' garage, on 3.17 ACRES just MINUTES from Calgary. A perfect blend of LUXURY, Space, and Scenic Beauty, this EXCEPTIONAL Estate Welcomes you with a POWER-GATED Entrance and a WRAP-AROUND Driveway with DUAL Access Points. Sellers are PAVING the driveway, a \$20K UPGRADE generously included by the Current Owners. A SECOND Powered Gate ready for installation for the REAR APPROACH enhances BOTH Accessibility and Privacy. The home's exterior is finished in DURABLE Hardie Board and Plank Siding w/ Hardie fascia, offering TIMELESS Curb Appeal and DURABILITY. Step onto the COVERED Front Porch and into a SPACIOUS Foyer that opens to a BRIGHT, OPEN-Concept Main Floor. Expansive windows frame BREATHTAKING Mountain Views, while VAULTED Ceilings w/ Rich WOODBEAMS and a Stone Fireplace create a WARM, Inviting Living Room Atmosphere. The ELEGANT Dining Area is perfectly positioned to enjoy NATURAL Light and UNFORGETTABLE views, making EVERY meal feel special. The GOURMET Kitchen features a LARGE Island WITH Breakfast Seating, Two-Tone Cabinetry, SS Appliances, and a Beverage Fridge. A large WALK-IN



Pantry with a Breakfast Prep Counter keeps everything ORGANIZED and FUNCTIONAL for everyday living or entertaining. DURABLE Vinyl Plank Flooring leads down the hall to a HALF BATH and Three SPACIOUS Bedrooms. A 4-pc bath and a LAUNDRY ROOM with ACCESS to the Rear Deck add further CONVENIENCE. Upstairs, your PRIVATE Primary Retreat offers VAULTED Ceilings, SKYLIGHTS, a LARGE Dressing room, a COZY Reading or Office Nook, an ADDITIONAL Storage Room. The Bedroom, accessed through FRENCH DOORS, offers more NATURAL Light. The SPA-LIKE Ensuite includes DUAL Sinks, a FREESTANDING Soaking Tub, and a Tiled Glass Shower WITH a Built-in Bench. The FULLY FINISHED Basement is equally impressive, warmed by IN-FLOOR Heating and BRIGHTENED by Large Windows. It includes TWO Additional Bedrooms, a 2-piece Bathroom with Rough-in for a Shower, and a SPACIOUS Rec Room for Entertaining or Relaxation. A FLEX SPACE offers the perfect spot for a Gym/Playroom. You'll also find a cold room, utility space, and a SEPARATE staircase with DIRECT Garage Access—ideal for MULTIGENERATIONAL Living or PRIVATE Quarters. The 1,200 sq ft OVERSIZED Garage is a DREAM for car lovers and DIYers, FEATURING In-Floor Heating, Hot AND Cold water, Built-in Power Washer, Metal Wall Panels, 30-amp/220V Welding/car plug, and a THIRD Rear-Facing Door for easy DRIVE THROUGH Access. Outdoors, enjoy a SOUTH-FACING Patio w/ a gas BBQ line, MOUNTAIN Views, PERFECT for Year-round enjoyment. At the end of the driveway, there's a 50-amp RV pad, a sanitary hookup, and room for camping. Whether you're seeking PEACEFUL Country Living CLOSE to the City with ALL CITY AMENITIES or simply want to UPGRADE your living experience, this home delivers on every front, style, comfort, space, and breathtaking

views. BOOK NOW!

Built in 2024

**Essential Information**

MLS® #	A2217318
Price	\$1,849,000
Bedrooms	6
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,560
Acres	3.17
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

**Community Information**

Address	100, 88109 206 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 2X4

**Amenities**

Utilities	Natural Gas Connected, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	12
Parking	Garage Door Opener, Heated Garage, Oversized, RV Access/Parking, Drive Through, Electric Gate, Gated, Quad or More Attached
# of Garages	3

**Interior**

Interior Features	Beamed Ceilings, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Central Vacuum, French Door, Skylight(s)
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Appliances	Built-In Range, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Gas Dryer, Gas Oven, Gas Range, Water Softener
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	BBQ gas line, RV Hookup
Lot Description	Corner Lot, Rectangular Lot, Treed, Views
Roof	Metal, Asphalt
Construction	Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	26
Zoning	CRA

## Listing Details

Listing Office	RE/MAX House of Real Estate
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