

100, 80054 226 Avenue W  
Rural Foothills County, Alberta

MLS # A2206623



\$2,650,000

|             |                                                |            |                                                        |
|-------------|------------------------------------------------|------------|--------------------------------------------------------|
| Heating:    | Baseboard, Fan Coil, In Floor, Natural Gas     | Water:     | Well                                                   |
| Floors:     | Carpet, Ceramic Tile, Hardwood                 | Sewer:     | Septic Field, Septic Tank                              |
| Roof:       | Concrete, Tile                                 | Condo Fee: | -                                                      |
| Basement:   | Full                                           | LLD:       | 7-22-1-W5                                              |
| Exterior:   | Brick, Stucco, Wood Frame                      | Zoning:    | CR                                                     |
| Foundation: | Poured Concrete                                | Utilities: | Electricity Paid For, Heating Paid For, Phone Paid For |
| Features:   | High Ceilings, No Animal Home, No Smoking Home |            |                                                        |
| Inclusions: | Light Fixtures, Storage Shed                   |            |                                                        |

An exceptional opportunity to own nearly 20 acres just minutes from SW Calgary, Spruce Meadows, and the SW Ring Road, with breathtaking mountain views and room to grow. This property offers a rare combination of peaceful rural living, horse-ready infrastructure, and future development potential (subject to MD approval for subdivision). Ideal for equestrian enthusiasts, the land is cross-fenced into three separate pastures and includes a horse shelter, with plenty of space to expand. The custom-built walkout bungalow offers nearly 3900 square feet on the main floor and features 4 bedrooms, 3.5 bathrooms, a gourmet kitchen, curved staircase, vaulted ceilings, skylights, and 3 fireplaces—an elegant, spacious home designed for comfort and entertaining. Enjoy the convenience of a heated triple-attached garage plus a separate 3-car detached garage, ideal for vehicles, a workshop, or potential conversion into a barn. The walkout lower level is partially finished and offers flexible space, including the option to develop a self-contained living space. Whether you're seeking space for horses, investment potential, or simply a private retreat close to the city, this unique property delivers incredible value and versatility. Don't miss this chance to own in the foothills with views, privacy, and potential.