

# \$1,599,900 - 600, 80018 226 Avenue W, Rural Foothills County

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MLS® #A2218921

**\$1,599,900**

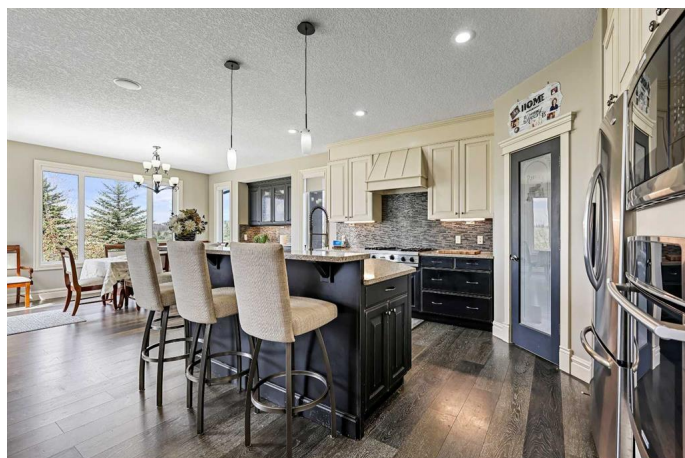
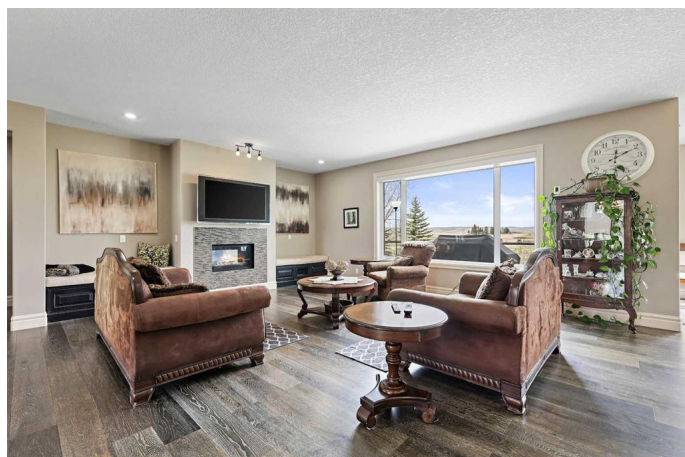
4 Bedroom, 4.00 Bathroom, 2,284 sqft  
Residential on 3.73 Acres

N/A, Rural Foothills County, Alberta

Acreage Living with Mountain Views | Walkout Bungalow + Dream Shop. Enjoy incredible mountain views and tranquil acreage living with gorgeous mature trees, outstanding landscaping, and fenced garden area just minutes south of Spruce Meadows and Calgary city limits. This impressive property features a gorgeous walkout bungalow, a heated triple attached garage with extra-height ceilings, and a fully finished 32 by 44 - 1400 sqft heated shop with a 16 by 10 ft door and extra-height ceilingsâ€”perfect for storing or working on vehicles, machinery, or equipment, and a 3 pen horse corral with shelter.

The main floor of the home offers an open concept layout featuring 9ft ceilings, a well-appointed kitchen, spacious dining area, and living room with a cozy fireplace. The primary bedroom retreat includes a double-sided fireplace and luxurious ensuite with dual sinks, an air jet soaker tub, and a multi-head tile and glass shower. A second bedroom, full bathroom, and large laundry room complete the main level.

The walkout basement features in-floor heating, a second fireplace, two bedrooms (one with a private ensuite), a full bathroom, large family/games area, media room, and a wet bar. Step outside to the upper deck or lower patio and take in the spectacular



mountain views.

Whether you're looking for space to breathe, room to grow, or the perfect setup for your hobbies and vehicles—this property offers versatility, location, and value.

Built in 2009

**Essential Information**

MLS® #	A2218921
Price	\$1,599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,284
Acres	3.73
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

**Community Information**

Address	600, 80018 226 Avenue W
Subdivision	N/A
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 2Z1

**Amenities**

Utilities	Electricity Paid For, Heating Paid For, Phone Paid For, Water Paid For
Parking Spaces	12
Parking	Heated Garage, Insulated, Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Granite Counters, High Ceilings, Soaking Tub, Wet Bar
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Appliances	Bar Fridge, Central Air Conditioner, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Oven-Built-In, Refrigerator, Water Softener, Window Coverings
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Double Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Front Yard, Lawn, Paved, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	2
Zoning	CR

## Listing Details

Listing Office	RE/MAX Realty Professionals
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