

# \$1,699,000 - 242211 1280 Drive W, Rural Foothills County

---

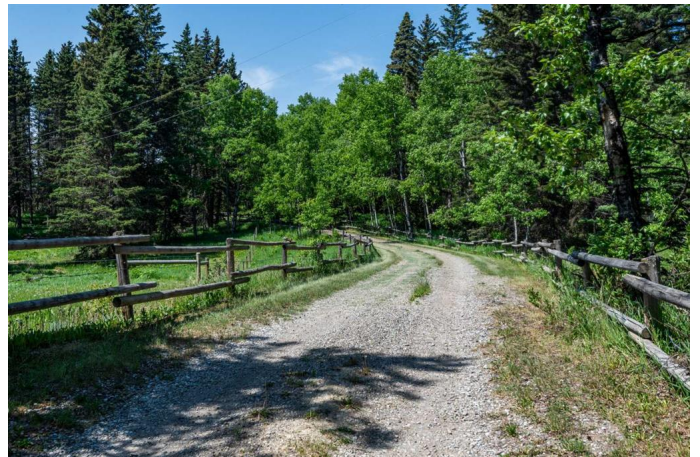
MLS® #A2230086

**\$1,699,000**

4 Bedroom, 5.00 Bathroom, 2,361 sqft  
Residential on 17.74 Acres

NONE, Rural Foothills County, Alberta

Nothing to compare to this incredible Country Gem. 17.75 incredible acres of privacy and beauty. Amazing gardens and forest along with several fenced paddocks make this treasure usable for a multitude of different pleasures. This custom built Executive Home opens its doors to architectural delights. From its complete ICF construction to Chefs' dream kitchen with top quality Stainless appliances and glistening granite counters or the stain glass transoms above the doorways, so many special details. Like the lighted art alcoves. Glistening hardwood floors throughout and where not, designer tile. Every room so inviting from the cozy living room with gas fire place or the grand cathedral ceilinged dining room to the Primary Bedroom with walk-in closet , attached office/flex room and full Ensuite. Plus a main floor den or daybed area with another gas fireplace and access to the deck. Also an additional full bedroom. Across the hall is a 3 piece bath and just around the corner is a 2 piece bath. More comfort and pleasure is offered in the multiple HeatPump Tempstar A/C units offering airconditioned comfort on Hot days and just a touch of heat on those chillier mornings. There is a recently upgraded new high efficiency boiler, for the infloor heating system. The light in this home is amazing. Streaming through the Many windows and also from several skylights. There is much more to the main floor.



Including the most accommodating Mudroom with built-in closets, a 2pc bath, huge wash sink and the entry to a sunbathed Sun room or internal Green House. Can there be more?? Certainly! The walk-out lower level is just as inviting as the main level . It boasts a friendly family room with a wood burning fireplace and a corner all plumbed and set up for a summer kitchen. Again, shiny hardwood floors everywhere. Two more bedrooms and a 3pc Bath plus a games room make the lower area so welcoming it will be well used year round. What would an executive country home be without a massive heated 4 car attached garage... over 1100 Sq. Ft. The last bay is currently being used as a work shop but has running water if you wanted to make it a wash area. Now take a walk outside on the total wrap around deck that leads to the back entertaining deck. What incredible trees and surroundings. Look up the hill. What is that? It is a custom Star Gazer Deck. What views of the Valley and the Night Sky.. There is a brand New Storage shed for all the deck furniture. An unbelievable acreage like this just has to have a terrific outbuilding. And it does. The 31'X47' newly roofed Quonset building can be a 4 car garage, a gym or anything you wish it to be. Fantastic. No other property like it on the market today.

Built in 2011

### **Essential Information**

MLS® #	A2230086
Price	\$1,699,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,361
Acres	17.74

Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	242211 1280 Drive W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L1K0

### Amenities

Parking Spaces	7
Parking	Additional Parking, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Quad or More Attached, Quad or More Detached
# of Garages	4

### Interior

Interior Features	Beamed Ceilings, Built-in Features, Closet Organizers, French Door, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Trash Compactor, Washer/Dryer, Water Conditioner
Heating	Boiler, In Floor, Fireplace(s), Heat Pump, Natural Gas
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Den, Gas, Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Many Trees, Pasture, Private, Views, Wooded
Roof	Metal
Construction	ICFs (Insulated Concrete Forms), Stucco

Foundation                    ICF Block

**Additional Information**

Date Listed                    June 11th, 2025  
Days on Market                18  
Zoning                            CR

**Listing Details**

Listing Office                    Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.