

\$2,095,000 - 18 Sunset Ridge Drive, Rural Foothills County

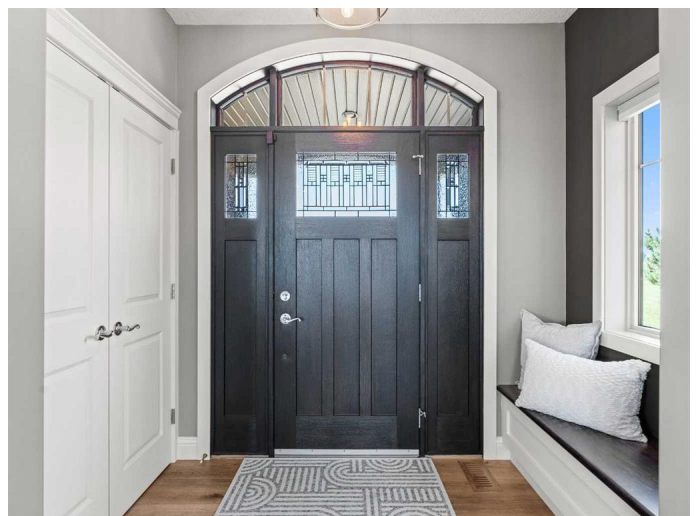
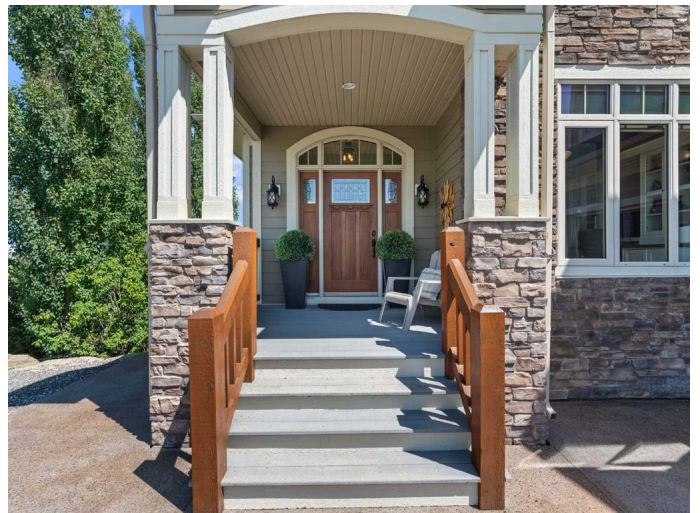
MLS® #A2245660

\$2,095,000

5 Bedroom, 6.00 Bathroom, 3,153 sqft
Residential on 5.14 Acres

NONE, Rural Foothills County, Alberta

****2 HOMES IN ONE** 5.14 ACRES ** 54'x32' SHOP**** Unique opportunity to have a custom built 2 STOREY HOME attached to a BUNGALOW. ~Multi family generational living at its finest~ This exquisite property has been immaculately maintained and is ready for its new owners. Step inside to this Air-conditioned , showhome like setting - and embrace the feeling of home. The updates through out the home shine through as you step through the main living area on the beautiful luxury flooring. Huge windows allow plenty of natural light and views of the big Alberta Skies. The beautifully presented kitchen is the true heart of the home featuring upgraded appliances, loads of cabinetry, and a large sit up island. A perfect place to entertain guests with an open floorplan that combines , living, dining, and kitchen in one space. The upper level boasts a primary suite suited for king sized furniture, and a renovated ensuite with 2 way fireplace. Enjoy the views in this tranquil setting while relaxing in a space that you will not want to leave. The architecture of the rooflines on this home will capture your eyes and your heart. Another bedroom, bathroom, and loft style bonus space (can be used as 3rd bedroom) complete this upper level. The lower walkout level gives a good place for a recreation area, gym, home based business, or whatever your needs may be. The bungalow "wing" of this expansive home provides a full second living



area. The large kitchen, vaulted ceilings, huge amounts of natural light, and open floor plan, make this cozy space the perfect place to settle into. This part of the home offers 1 bedroom up plus ensuite and 2 piece bathroom. The lower level walkout has 2 more bedrooms, another full bathroom, and a huge living space. After falling in love with the interior of this home you are definitely going to love the outdoor space. With 2 upper decks, 2 front porches 2 lower patio spaces, a covered gazebo sitting area, a poolside pergola deck overlooking the stunning heated pool, an outdoor fireplace, this place is made for entertaining, staying home, and making memories! The 54 x 32 shop is icing on the cake. Immaculate landscape, mature trees, triple heated garage wide open spaces- there is truly something for everyone at this exceptional property. Send the kids on the bus right from your driveway, this is a quick commute to Calgary and Okotoks. Become a part of the Davisburg community and enjoy their events just down the road from home. THIS PROPERTY IS TRULY THE CHANCE OF A LIFETIME ...

Built in 2008

Essential Information

MLS® #	A2245660
Price	\$2,095,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,153
Acres	5.14
Year Built	2008
Type	Residential
Sub-Type	Detached

Style	2 Storey, Acreage with Residence, Side by Side
Status	Active

Community Information

Address	18 Sunset Ridge Drive
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 5B7

Amenities

Parking Spaces	12
Parking	Additional Parking, Heated Garage, Insulated, RV Access/Parking, Triple Garage Attached
# of Garages	10

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Stone Counters, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer, Water Softener, Window Coverings, Water Distiller
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Level, Many Trees, Private
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	57
Zoning	CR

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.