# \$1,479,000 - 226235 22 Street W, Rural Foothills County

MLS® #A2166368

#### \$1,479,000

3 Bedroom, 4.00 Bathroom, 2,428 sqft Residential on 1.98 Acres

Ridgemont Estates, Rural Foothills County, Alberta

This is the one acreage you must come see to appreciate the Stunning home and views! Fall is the best time to see, everything! The colour of fall is spectacular! This beautiful acreage with over 3400 sq ft of developed living space, only a 5-minute drive from Calgary. Amazing City views, outstanding mountain views, in a beautiful Cul de Sac of homes with mature landscaping, a perfect place to call home. Walk into this executive home and you will love the ambiance. Every room in this house has a view. This home was designed for entertaining, starting with the gourmet kitchen to exercise your culinary skills, top of the line appliances, a beautiful kitchen nook with 5 windows, to take in the view, plus a gorgeous dining room designed for entertaining a larger group. A beautiful great room/living space, with a gas FP to relax and in the winter months a beautiful room to cozy up in. Main floor den, again with amazing views: 2 picture windows, a powder room that makes a statement, and main floor laundry. This home has been renovated, with the stunning refinished onsite hardwood floors on all 3 levels, (no carpets) new triple pane windows (2019), 2 HE Furnaces, 2 AC. 2 hot water tanks, NO poly B in house, completely redone with copper piping. All LED lighting thru out, Metal roof. Brand new hot tub, driveway was just resealed, entire home was recently repainted. 2 gas fireplaces, Flat painted ceilings, no popcorn ceilings. Composite deck off the







kitchen, triple car garage with tons of built ins. Upstairs you have a stunning master bedroom and 5 piece ensuite with sperate free standing tub and steam shower with rain shower head, amazing views, private balcony, his and her walk-in closets. Plus two other very good size bedrooms, and a gorgeous 3-piece bathroom. Going downstairs to the walk out basement, you have a huge family room, a wet bar, with a door that opens to the outside patio, where you can sit on a beautiful evening and enjoy the city lights. There is a full bath down, with a guest bedroom/den (no egress window) another beautiful office with built in cabinets. Lots of storage. Great tasting well water, many fruit trees, pear, apple and cherry plus berry patches around the home. No Chemicals/Pesticides have been sprayed on the property for at least 8 years. This house has to be seen, it is gorgeous; you will want to book your appointment today. Just down the road is Strathcona Tweedsmuir School, literally 10 minutes from the house is shopping, 10 minutes to Stoney Trail going west or east, this is an amazing location!

#### Built in 1996

#### **Essential Information**

MLS® # A2166368 Price \$1,479,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,428 Acres 1.98 Year Built 1996

Type Residential Sub-Type Detached

Style Acreage with Residence, 2 Storey

Status Active

### **Community Information**

Address 226235 22 Street W
Subdivision Ridgemont Estates
City Rural Foothills County

City Kurai Footiiiis Count

County Foothills County

Province Alberta
Postal Code T1S 3N2

**Amenities** 

Parking Driveway, Garage Faces Front, Paved, Triple Garage Attached

# of Garages 3

Interior

Interior Features Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door,

Granite Counters, High Ceilings, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Vaulted

Ceiling(s), Wet Bar, Walk-In Closet(s)

Appliances Central Air Conditioner, Built-In Oven, Dishwasher, Garage Control(s),

Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Decorative, Family Room, Gas, Great Room, Mantle, Stone, Tile

Has Basement Yes

Basement Finished, Full, Walk-Out

**Exterior** 

Exterior Features Balcony, Fire Pit

Lot Description Backs on to Park/Green Space, Back Yard, Cul-De-Sac, Fruit

Trees/Shrub(s), Front Yard, Irregular Lot, Lawn, Low Maintenance Landscape, Landscaped, Many Trees, No Neighbours Behind, Sloped,

Treed. Views

Roof Metal

Construction Stucco, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed June 19th, 2025

Days on Market 120 Zoning CR

## **Listing Details**

Listing Office RE/MAX Landan Real Estate

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