

# \$1,199,900 - 229051 318 Avenue W, Rural Foothills County

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MLS® #A2232954

**\$1,199,900**

3 Bedroom, 3.00 Bathroom, 1,987 sqft  
Residential on 3.11 Acres

Millarville Ridge, Rural Foothills County,  
Alberta

OPEN HOUSE CANCELLED! Welcome to this stunning, FULLY RENOVATED WALK-OUT bungalow located in the desirable Millarville Ridge subdivision. Nestled on 3.11 beautifully treed acres, this exceptional property combines luxurious living with the tranquillity of nature. Boasting 3 spacious bedrooms and 2.5 elegant bathrooms, this home has been thoughtfully updated throughout and showcases an immaculate PRIDE OF OWNERSHIP.

The main floor features rich HARDWOOD flooring and a bright, open-concept layout perfect for both everyday living and entertaining. The chef-inspired kitchen is a true highlight, complete with QUARTZ countertops, custom wood cabinetry, high-end STAINLESS STEEL appliances, and a large center ISLAND with stylish pendant lighting. The kitchen opens to a spacious dining area and living room, where large windows and a cozy fireplace create a warm and inviting atmosphere. Step outside to the expansive deck and take in the serene views of the backyard oasis, where a tranquil POND with a WATERFALL feature provides the perfect place to relax.

The luxurious primary suite offers a peaceful retreat with a generous WALK-IN closet and a



beautifully appointed 5-piece ensuite featuring a DOUBLE VANITY, upscale finishes, and a spa-like ambiance. A powder room, and a functional laundry area complete the main level.

Downstairs, the fully finished walkout basement is warmed by IN-FLOOR HEATING and offers a large rec room, 2 massive bedrooms, a full bathroom, a home office, and multiple storage areas—ideal for families or guests. Additional upgrades include a NEW HOT-WATER TANK and CENTRAL AIR CONDITIONING installed in 2021, as well as an OVERSIZED double garage providing plenty of room for vehicles and storage.

Super spacious and impeccably maintained, this home is the perfect blend of elegance, comfort, and rural charm. Located just minutes from the historic hamlet of Millarville, this is your opportunity to own a truly special property in one of Alberta’s most sought-after country communities.

Built in 1995

**Essential Information**

MLS® #	A2232954
Price	\$1,199,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,987
Acres	3.11
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	229051 318 Avenue W
Subdivision	Millarville Ridge
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

## Amenities

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Garden
Lot Description	Garden, Landscaped, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	12
Zoning	CR

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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