

\$1,100,000 - 128202 282 Avenue W, Rural Foothills County

MLS® #A2222076

\$1,100,000

3 Bedroom, 3.00 Bathroom, 1,236 sqft
Residential on 2.39 Acres

NONE, Rural Foothills County, Alberta

Just 30 minutes from downtown Calgary, this exceptional acreage offers the perfect balance of rural charm and modern convenience. Nestled in the rolling foothills and surrounded by picturesque ranch land, the setting feels like a world away—yet city amenities remain close at hand, with Shawnessy shopping just 15 minutes away and Starlink internet already installed for seamless connectivity.

Set on a beautifully manicured lot atop the hills, the property backs onto 160 acres of pristine aspen forest. From the expansive south-facing deck, enjoy sweeping views of the mountains to the west and treetops to the south. Wildlife is abundant in the area, with deer, elk, and a variety of birds frequently spotted on and around the property. A small wetland across the road adds to the natural beauty and serenity.

The home itself is thoughtfully designed and meticulously maintained, featuring high-end appliances including Miele, Sub-Zero, and Viking. It's equipped with central AC, a Kinetico reverse osmosis water purification system and Viqua UV sterilizer, an on-demand water heater, in-floor heating in the basement and primary ensuite, and a deep 270-foot well that provides reliable water pressure and capacity. The home is also wired for auxiliary power, ensuring peace of mind during



outages.

Outdoor living is a highlight, with a wraparound deck spanning over 2,500 sq ft offering designated spaces for dining, lounging, barbecuing, or simply relaxing in a hammock. A built-in pizza oven, bonfire area, and dedicated firewood zone create a private, park-like setting for entertaining or enjoying the peaceful surroundings. The lower deck is already wired for a hot tub.

The expansive lawn has been meticulously cared for, with regular de-thatching, aeration, and fertilization, reflecting a strong commitment to outdoor upkeep. A detached garage offers a clean, functional workspace, complete with a new garage heater, new epoxy floor and improved drainage.

This property offers a rare opportunity to enjoy a peaceful, nature-filled lifestyle without sacrificing convenience. With stunning views, thoughtful upgrades, and an unbeatable location, it's truly a unique and welcoming place to call home.

Built in 1991

Essential Information

MLS® #	A2222076
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,236
Acres	2.39
Year Built	1991
Type	Residential
Sub-Type	Detached

Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	128202 282 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S3C3

Amenities

Parking Spaces	8
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Private
Roof	Metal
Construction	Wood Frame, Cedar
Foundation	Wood

Additional Information

Date Listed	May 21st, 2025
Days on Market	15
Zoning	CR

Listing Details

Listing Office	Century 21 Masters
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