

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

MLS® #A2232954

\$1,199,900

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

Millarville Ridge, Rural Foothills County,
Alberta

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 areasâ€”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 Albertaâ€™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

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|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 1 |
| Zoning | CR |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
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