

# **\$1,599,900 - 224206 Highway 549 W, Rural Foothills County**

---

MLS® #A2216093

**\$1,599,900**

3 Bedroom, 3.00 Bathroom, 1,862 sqft  
Residential on 21.00 Acres

NONE, Rural Foothills County, Alberta

Welcome to one of the most pristine acreages!! Located just west of Millarville by a minute, this 21 acres with gorgeous 2013 home, shop/machine shed, barns, green house, nice sundry buildings and plenty of Alberta land!!

Located bordering a municipal reserve and elevated enough to see comfortably from any angle the Rocky Mountains, Foothills and " John Ware ridge ", Square Butte ridge .

Beautiful home built in 2013 with fully developed walk out basement. Many features with rooms that have been planned to enjoy the views. Southwest facing sun room and all your kitchen and living room windows are facing mostly west. Open concept with a nice deck to sit out and enjoy. Gleaming hardwood and rustic Hickory cabinetry, trimmed with fir trim and baseboards. This home is classy country and family friendly ! Bring the family and enjoy the land. enjoy the plentiful providing garden and green house! there is a really convenient irrigation system in place for all the gardens. A generator hook up /plug is conveniently located close to the home .

Enjoy the trees and the pastures for your animals. A couple older historic buildings on the property give it a really wonderful feel for the property and the ranching history of this land. Come in through the gorgeous laneway over a bridge and up the hill to your private property. Pull into your heated double garage and head over to the shop ( 220 power,



cement floor) and enjoy that space for your equipment or storage , or bring the horses into the barn and enjoy ! Extra buildings lend to extra storage or can be used for possibly a chicken house, lawn mower storage, tack shed.. you name it !! SPECIAL FEATURE is the water.. Owner says was tested a while back for 25 gpm !! that is only the drilled well ! There is an Flowing spring on the property as well in the SW area of the pasture for watering livestock or perhaps a future water feature. It is rigged up for watering livestock perfectly . It is low maintenance landscape with easy in and out with the mower. Several areas to call your own with a chair and a cool one , an old style swing and protective trees for any fun family function or just everyday enjoyment. A seasonal creak meanders through the bottom part of the property and under the bridge. Some older farm buildings on he property which are usable. Some need repaired.

Built in 2013

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2216093                         |
| Price          | \$1,599,900                      |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,862                            |
| Acres          | 21.00                            |
| Year Built     | 2013                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

Address 224206 Highway 549 W

|             |                        |
|-------------|------------------------|
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L 1K0                |

### **Amenities**

|                |   |
|----------------|---|
| Utilities      | Natural Gas Available, Phone Available  |
| Parking Spaces | 2   |
| Parking        | 220 Volt Wiring, Additional Parking, Double Garage Attached, Garage Door Opener, Oversized, Quad or More Detached, RV Access/Parking, Garage Faces Side |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Water Conditioner, Water Distiller                   |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas, Wood   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Basement, Free Standing, Wood Burning, Blower Fan, Decorative, Metal  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage  |
| Lot Description   | Back Yard, Farm, Front Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Native Plants, Pasture, Private, Rolling Slope, See Remarks, Views |
| Roof              | Asphalt  |
| Construction      | Composite Siding, Concrete, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 28th, 2025 |
|-------------|------------------|

Days on Market     2  
Zoning                A

**Listing Details**

Listing Office            Century 21 Foothills Real Estate

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