



330008 22 West Highway Rural Foothills County Alberta

\$2,590,000

Extensively renovated in 2022, this stunning modern farmhouse is nestled on 22 acres of picturesque, tree-lined land, with the serene Three Point Creek weaving through the property. The craftsmanship and attention to detail are evident the moment you step inside. Reclaimed wood beams beautifully complement the wide-plank hardwood floors, vaulted white wood ceilings, and custom millwork, creating a warm yet sophisticated ambiance. Designed for both relaxation and entertaining, the open-concept layout is bathed in natural light and features spacious gathering areas, enhanced by two inviting wood-burning fireplaces. The chef's kitchen is a dream, equipped with three full-size Bosch refrigerators, Dacor dual wall ovens, a Dacor six-burner gas range, a Miele dishwasher, a copper farmhouse sink, and a generous butler's pantry. The main level also includes a private den, two well-appointed bedrooms, two full bathrooms, a powder room, a wet bar, a dry bar, a laundry room, and a spacious screened-in back porch—ideal for enjoying the outdoors in comfort. Upstairs, the tranquil primary suite overlooks the creek and offers a spa-like ensuite featuring a clawfoot tub, steam shower, dual vanities, and a spacious walk-in closet. A private sun-drenched deck provides the perfect retreat. This level also includes two additional bedrooms—one with an ensuite—another full bathroom, and a second laundry room. This exceptional home is outfitted with premium features, including a built-in Sonos sound system (indoors & outdoors), an elevator, a Murphy bed, irrigation for manicured lawns and potted plants, a new roof and eaves, security cameras, new hot water tanks and softener, two RO water filtration systems, high-speed internet, and a cell phone booster. Other property features include a heated, attached oversized two-car garage, a five-stall drive-through barn with a wash bay and wat...

Primary Bedroom 4.40 M x 4.78 M
5pc Bathroom .00 M x .00 M
Bedroom 4.42 M x 4.01 M
Bedroom 4.44 M x 4.01 M

Dining room 4.44 M x 6.15 M
Breakfast 2.62 M x 4.17 M
Family room 5.72 M x 5.92 M
Den 3.83 M x 3.56 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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3pc Bathroom .00 M x .00 M
3pc Bathroom .00 M x .00 M
Laundry room 2.23 M x 2.31 M
Other 2.26 M x 9.50 M
Kitchen 4.34 M x 6.78 M
Great room 8.05 M x 6.20 M

Bedroom 2.80 M x 4.12 M
Bedroom 2.80 M x 4.17 M
3pc Bathroom .00 M x .00 M
2pc Bathroom .00 M x .00 M
3pc Bathroom .00 M x .00 M